

**1545 Symons Valley Parkway NW  
Calgary, Alberta**

**MLS # A2180398**



**\$415,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,253 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

**FRESHLY PAINTED THROUGHOUT | HEATED GARAGE | FLEX SPACE | 9' CEILINGS** | Welcome to this beautifully designed, fully finished townhome offering 2 bedrooms, 2.5 bathrooms, a versatile flex space, and a heated single attached garage with a full driveway for additional parking. This home has been freshly painted throughout and boasts a thoughtful layout with contemporary features and stylish finishes that are sure to impress. Step inside the entrance level, where you're greeted by a welcoming foyer and a flexible space perfect for a home office or gym. This level also includes a convenient 2-piece bathroom and direct access to the heated garage, ensuring practicality and comfort year-round. Head upstairs to the main living area, where an open-concept design creates a bright and inviting atmosphere. The kitchen is a highlight, featuring granite countertops, an undermount sink, stainless steel appliances, and plenty of cabinet space. The dining and living areas flow seamlessly, making it perfect for entertaining or relaxing. Large windows bring in natural light, and a spacious balcony offers a peaceful spot to enjoy the outdoors. On the upper level, you'll find two generously sized bedrooms. The primary suite features dual closets and a private 4-piece ensuite. A second full bathroom and a convenient upper-floor laundry area complete this level, adding to the home's thoughtful design. Additional features include air conditioning, durable wide-plank laminate flooring, 9-foot ceilings on the main and upper levels, rounded corners, splatter-coated ceilings, and stylish faux wood blinds throughout. The low-maintenance exterior showcases durable Hardy Board siding with stone accents, and the community offers access to parks, greenspaces, and nearby amenities. Located close to schools, shopping, transit, and major routes like Stoney

Trail, this home is a perfect blend of style, comfort, and convenience. Whether you're starting out or looking for an upgrade, this townhome has everything you need and more!