



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**183 EVANSRIDGE Circle, Calgary T3P 0J1**

MLS® #: **A2124553**

Area: **Evanston**

Listing Date: **04/23/24**

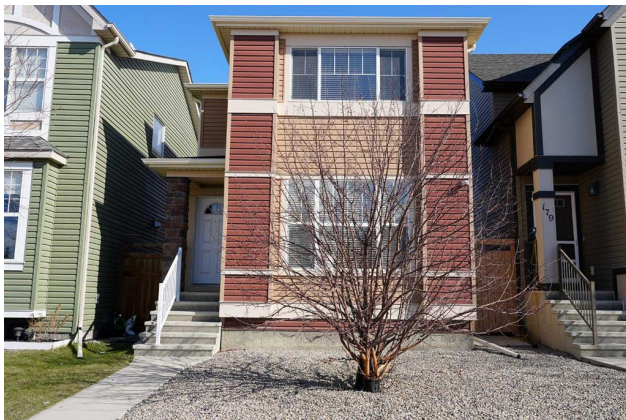
List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **2,734 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,389**

Low Sqft:

Ttl Sqft: **1,389**

DOM

**26**

Layout

Beds: **4 (3 1 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape,Rectangular Lot  
Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Dock**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

**Drinking Water**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island**  
Utilities: **Electricity Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`11" x 3`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`0" x 5`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`5" x 10`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`5" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 10`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`6" x 3`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`4" x 12`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`0" x 3`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`4"</b>

Bedroom	Second	10`10" x 9`3"	4pc Bathroom	Second	10`9" x 4`11"
Family Room	Lower	13`3" x 12`3"	Bedroom	Lower	12`6" x 8`7"
3pc Bathroom	Lower	7`11" x 4`11"	Furnace/Utility Room	Lower	12`3" x 5`3"
Legal/Tax/Financial					

Title:		Zoning:	
Leasehold		R-1N	
Legal Desc:	1112572		Remarks

Pub Rmks:	Owner occupied as a vacation home. Well maintained. 3 bedroom plus 1 home located on a quiet street, close to parks in the desirable family community of Evanston. This home has gorgeous open floor plan and kitchen that contains a walk-in pantry, large center island/eating bar (granite countertops) plus dining area, stainless sink and tiles floors. The family room has a large window looking out to the beautifully green grass playground. The upper floor has 3 bedrooms, a 4 piece bathroom and the master with a 4 piece ensuite bath and walk-in closet. The lower level is well developed with a large family room and one room and a 3 piece bath. Full tiles floors. The back deck has a ramp to the garage. It is easy for moving wheel chair or shopping cart. The double detached garage has convenient access to the back entry. Book your viewing now.
Inclusions:	N/A
Property Listed By:	Condo Base

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







