



THE
A-TEAM

**RE/MAX
FIRST**

508 EVANSRIDGE Park, Calgary T3P 0N7

MLS®#: **A2149137** Area: **Evanston** Listing **07/13/24** List Price: **\$478,800**
 Status: **Active** County: **Calgary** Change: **-\$21k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **859 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,542**
 Low Sqft:
 Ttl Sqft: **1,542**

DOM

65
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Composite Siding, Wood Frame**
 Flooring: **Carpet, Laminate, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	4`1" x 7`3"	Den	Lower	10`1" x 8`4"
Dining Room	Main	13`7" x 11`3"	Kitchen	Main	12`1" x 11`4"
Living Room	Main	10`4" x 11`10"	2pc Bathroom	Main	5`0" x 5`1"
Pantry	Main	1`6" x 5`6"	Bedroom - Primary	Upper	12`5" x 11`6"
Walk-In Closet	Upper	4`11" x 8`1"	4pc Ensuite bath	Upper	4`11" x 8`10"
Bedroom - Primary	Upper	11`5" x 12`5"	Walk-In Closet	Upper	5`3" x 4`11"
3pc Ensuite bath	Upper	8`9" x 4`11"	Laundry	Upper	4`11" x 9`2"

Legal/Tax/Financial

Condo Fee:
\$304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1411611**

Remarks

Pub Rmks: **Welcome to your dream townhome in the vibrant community of Evanston! This beautifully appointed home features upgraded laminate floors, granite countertops & attached 2 car garages for your exclusive use. As you step inside, you will be greeted with a foyer and flex room or it is also an ideal place for home office or Bedroom with large window throughout for plenty of natural sunlight in. Level 2 Open concept, 9' ceiling, boasts bright and airy living room, perfect for relaxing and entertaining. The large windows flood the space with natural light, creating a warm and inviting atmosphere. Beautiful Kitchen is a chef's delight, complete central island with Granite countertops, high-quality full height cabinets and SS Appliances. Rounding out the 2nd level is a spacious dining room, 2 pc bathroom and West-facing balcony with gas hook up for your summer BBQ. Make your way to the upper level where you will find Two Master bedrooms, both offering a peaceful retreat with its generous size, walk-in closet, and private ensuite bathroom. Convenient upper Laundry. Prime location, Walking distance to school, pathways and parks. Easy Access to Public Transit, Airport, Stoney Trail NW & Deerfoot Trail. This really is a lovely home and Move-in Ready! Call to book your showing.**

Inclusions: **n/a**
Property Listed By: **Grand Realty**

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