



THE
A-TEAM

**RE/MAX
FIRST**

205 EVANSRIDGE Park, Calgary T3P 0N7

MLS®#: **A2153241**

Area: **Evanston**

Listing Date: **07/27/24**

List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **947 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,518**
Low Sqft:
Ttl Sqft: **1,518**

DOM

53
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 10`4"
Den	Lower	10`1" x 8`4"
Laundry	Main	7`0" x 2`9"
Bedroom	Upper	9`1" x 8`5"
2pc Bathroom	Main	5`0" x 4`11"
4pc Bathroom	Upper	8`10" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`9" x 11`6"
Kitchen	Main	12`1" x 11`10"
Bedroom - Primary	Upper	12`1" x 10`8"
Bedroom	Upper	12`2" x 8`11"
4pc Ensuite bath	Upper	8`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1411611**

Remarks

Pub Rmks: **Welcome to this beautiful three-story townhome in Evanston. It is the perfect start to creating lifetime memories. Totalling 1518 SQF. As soon as you entering to the front Foyer, there is a Den/ office on your right that can be the 4th bedroom with hallway to the back of double attached garage. The stairway leads you up to the second level that features a bright & open concept layout with living room, kitchen, and dining room with large windows that filled in abundant of natural light. Entertain your guests or cook homemade meals in a modern kitchen complete with a large island, STAINLESS STEEL appliances and a separate pantry offers plentiful storage. Upgrade laminated flooring throughout the main floor includes a powder room. In addition, there is a covered private deck with a built-in gas line for your summer BBQ. Move upstairs to relax in one of 3 bedrooms, complete with two full bath and a laundry room. The master bedroom features a walk-in closet & full ensuite bath. Visitor parking is just steps from the door, making it easy to invite guests to this wonderful house. The location is so convenient with the school just across the street, a vibrant, family-friendly community with short distance walk to shops, restaurants, schools, pathways and short drive to parks and all major routes. Come visit your new dream home today! You won't be disappointed.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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