



THE
A-TEAM

**RE/MAX
FIRST**

911 EVANSRIDGE Park, Calgary T3P 0N7

MLS®#: **A2155518** Area: **Evanston** Listing **08/08/24** List Price: **\$539,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2015** Abv Sqft: **1,570**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,163 sqft** Ttl Sqft: **1,570**
 Lot Shape:

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Level,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 12`1"	Dining Room	Main	10`1" x 14`1"
Kitchen	Main	12`0" x 11`10"	Pantry	Main	5`5" x 1`6"
2pc Bathroom	Main	4`11" x 5`1"	Balcony	Main	7`5" x 5`0"
Bedroom	Second	11`6" x 12`5"	Walk-In Closet	Second	8`1" x 4`11"
4pc Ensuite bath	Second	8`11" x 4`10"	Laundry	Second	9`2" x 4`11"
Bedroom - Primary	Second	11`5" x 14`2"	Walk-In Closet	Second	5`3" x 5`0"
3pc Ensuite bath	Second	8`10" x 4`11"	Entrance	Lower	7`3" x 3`10"

Mud Room
Furnace/Utility Room

Lower
Lower

8`5" x 3`7"
9`10" x 5`4"

Den

Lower

10`1" x 8`3"

Legal/Tax/Financial

Condo Fee:
\$310

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1411611**

Remarks

Pub Rmks: **Welcome to this fantastic two-bedrooms townhouse in the heart of desirable Evanston. This stunning 3 storey end unit home located on the ridge overlooking amazing valley views. This home features a double attached garage and a thoughtfully designed layout. The upper floor boasts two ensuite bedrooms, each has walk-in closet, including a master bedroom with an open view, and a convenient laundry room to complete the floor. On the main level, you'll find a spacious living room with breathtaking valley views, a well-sized dining room, and a kitchen adorned with quartz countertops, a central island perfect for entertaining, stainless appliances, and a gas stove. The main level is further enhanced by a covered balcony and a 2-piece bath. The lower level offers a den/can be a bedroom and a mudroom. This home is within walking distance to school, close to all amenities, provides easy access to Stoney Trail, and is vacant for quick possession**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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