



THE
A-TEAM

**RE/MAX
FIRST**

806 EVANSRIDGE Common, Calgary T3P 0P3

MLS® #: **A2156418**

Area: **Evanston**

Listing Date: **08/09/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **370 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,385**
Low Sqft:
Ttl Sqft: **1,385**

DOM

40
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Other**
Sewer:
Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`7" x 9`5"	Kitchen	Main	11`7" x 13`4"
Living Room	Main	15`2" x 12`5"	Laundry	Main	6`3" x 7`2"
2pc Bathroom	Main	2`9" x 7`6"	4pc Bathroom	Third	7`10" x 4`11"
3pc Ensuite bath	Suite	7`10" x 7`7"	Bedroom - Primary	Third	11`6" x 17`10"
Bedroom	Third	9`1" x 11`2"	Bedroom	Third	9`0" x 12`5"
Storage	Lower	6`7" x 16`7"			

Legal/Tax/Financial

Condo Fee: \$413	Title: Fee Simple Fee Freq: Monthly	Zoning: M-G
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Legal Desc: **1511493**

Remarks

Pub Rmks: **Charming 3-Bedroom 2.5 Baths Townhouse in Evanston NW, Calgary** Welcome to this beautiful townhouse nestled in the family-friendly community of Evanston NW, Calgary. This three-level home offers a perfect blend of comfort and convenience, ideal for families or those looking to enjoy a vibrant neighborhood close to schools and amenities. As you step inside, you'll be greeted by an open-concept living space featuring modern finishes and plenty of natural light. The kitchen is a chef's dream, with stunning granite countertops, ample cabinet space, stainless steel appliances, and a large pantry for all your storage needs. Whether entertaining or enjoying a quiet night, the dining area flows seamlessly into the kitchen, creating the perfect setting for any occasion. Upstairs, you'll find three spacious bedrooms, including a master suite with an en-suite bathroom. The additional full bathroom on this level ensures everyone has their own space. The laundry room is conveniently located on the main floor, making laundry day a breeze. The lower level features a tandem garage, providing plenty of space for your vehicles and additional storage. You'll love the convenience of being just minutes away from local schools, parks, and shopping centers. Don't miss your chance to own this fantastic townhouse in one of Calgary's most sought-after communities. Schedule your viewing today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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