

121 EVANSRIDGE Park, Calgary T3P 0N7

MLS® #: **A2174292** Area: **Evanston** Listing **10/21/24** List Price: **\$495,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 18-Nov** 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:

Finished Floor Area
 Abv Sqft: **1,547**
 Low Sqft:
 Ttl Sqft: **1,547**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Few Trees,Low Maintenance Landscape,Interior Lot,Landscaped,Street Lighting,Yard Drainage,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Rear,On Street,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`2" x 8`4"	Furnace/Utility Room	Main	7`11" x 5`4"
Living Room	Second	13`8" x 11`7"	Dining Room	Second	11`11" x 10`5"
Kitchen	Second	12`2" x 12`2"	2pc Bathroom	Second	5`2" x 5`0"
Bedroom - Primary	Third	12`1" x 11`5"	Bedroom	Third	12`5" x 11`7"
3pc Ensuite bath	Third	8`10" x 4`11"	4pc Ensuite bath	Third	8`8" x 5`0"
Laundry	Third	4`11" x 9`3"			

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1411611**

Remarks

Pub Rmks: **Are you looking for a TURN-KEY home for you and your young family, or even perhaps for a great investment property? Look no further! Welcome to this IMMACULATE CONDITION home that is ready for you, nestled in the quiet and family-friendly community of Evanston. Winter is coming... and here nobody needs to brave the cold Calgary winters and scrape off the snow, because now you have a DOUBLE SIDE BY SIDE ATTACHED GARAGE w/ EXTRA STORAGE! Envision yourself living here, since you work a hybrid job and a few days a week you WORK FROM HOME, the home's set up is ideal for you because you have a MAIN FLOOR DEN (can be converted into a small bedroom for teenagers that want "privacy" from parents) with HUGE WINDOWS that give you plenty of natural light, and on it's own level so meetings and phone calls are private. On the days you commute to the office, it's very convenient: Walk 1 min to the bus stop, drive to Downtown (24 mins) or the in the future, you're only a quick 8 mins to the FUTURE GREEN LINE LRT STATION. Your life is quite busy, so having an easier cleaning schedule is super important to you: LAMINATE PLANK FLOORING on the 2nd level, FULL HEIGHT CABINERY in the kitchen (no more dusting the top), GRANITE COUNTERS in the kitchen/baths, and having a good-sized TOP FLOOR LAUNDRY ROOM to fold clothes quickly or for extra storage. Since you love to entertain guests at your home, you'll feel fortunate that you have an OPEN CONCEPT kitchen/living/dining area where you can continue to connect with your closest circle, while you prepare to wow them with your signature dishes. The dining room comfortably seats 8 (rare in a townhouse), as well as 3 more on the kitchen island stools. Having your everyday amenities close by is crucial to saving time in the long run: K-12 schools (Public/Catholic/Private in 1-11 mins), Groceries (5 mins),Costco (12 mins), Crossirons Mall (14 mins), VIVO (Gym, Fitness, Climbing, Skating, Swimming - 12 mins). If you need to go anywhere else in the city, you have easy access to Stoney Tr and Deerfoot Tr. For adventurers and nature seekers, KANANASKIS and the mountains in 1 hour! Don't miss your opportunity to own this beautiful home that is ready for you today!**

Inclusions: **Bookshelf in Den, Stand Up Closet in Bedroom**
Property Listed By: **Real Broker**

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





