



THE
A-TEAM

**RE/MAX
FIRST**

102 EVANSRIDGE Common, Calgary T3P 0P3

MLS® #: **A2185341**

Area: **Evanston**

Listing Date: **01/21/25**

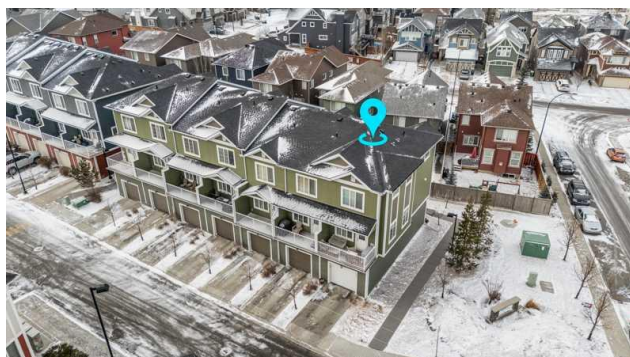
List Price: **\$445,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **1,499**
Low Sqft:
Ttl Sqft: **1,499**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape**
Park Feat: **Heated Garage,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	8`0" x 10`1"
2pc Bathroom	Second	4`5" x 5`0"
Family Room	Second	14`10" x 14`4"
4pc Ensuite bath	Third	5`11" x 8`3"
Bedroom	Third	11`1" x 11`10"

Room	Level	Dimensions
Furnace/Utility Room	Main	5`10" x 9`8"
Dining Room	Second	10`11" x 10`1"
Kitchen	Second	10`3" x 14`0"
4pc Ensuite bath	Third	6`9" x 8`2"
Bedroom - Primary	Third	12`7" x 10`6"

Legal/Tax/Financial

Condo Fee:
\$355

Title: **Fee Simple**
Fee Freq:

Zoning: **M-G**

Monthly

Legal Desc:

1511493

Remarks

Pub Rmks:

Welcome to this stunning end-unit townhouse in the desirable community of Evanston. Built by Jayman in 2015, this well-maintained home offers over 1,499 square feet of developed living space spread across three levels, providing ample room for both relaxation and entertaining. Situated next to a green space, this property combines modern living with a peaceful natural setting. The main floor features a spacious entryway that leads to the heated single attached garage, making it convenient to come and go with ease. A versatile den on this level offers numerous possibilities, whether you need a dedicated home office, a fitness area, or a playroom for the kids. Upstairs, the second floor welcomes you with beautiful hardwood flooring throughout. Large windows flood the open-concept kitchen, dining, and living areas in natural light. The kitchen is a standout, equipped with stone countertops, stainless steel appliances, ample cupboard space, and a breakfast bar—ideal for both cooking and casual dining. The adjoining living room is generously sized, providing a comfortable space to unwind, and it opens directly to a covered outdoor balcony, complete with a gas line for a BBQ, perfect for enjoying evenings outdoors. A convenient two-piece powder room completes this floor. The third level is where you'll find the two inviting bedrooms, each featuring its own four-piece ensuite bathroom and large closets. Plush carpet flooring provides comfort and warmth, and the thoughtful layout ensures privacy for both rooms. A dedicated laundry space on this level adds convenience and functionality. Equipped with air conditioning, the residence provides comfort during warmer months, ensuring a cool, inviting environment. This pet-friendly property allows up to two pets (cats and/or dogs) with board approval.. The home's location in Evanston provides easy access to Stoney Trail, making commuting simple, and the family-friendly neighborhood is close to schools, parks, and playgrounds. Just minutes away, you'll find Creekside Shopping Centre and Sage Hill Plaza, offering a variety of shops, restaurants, and other amenities. With walking and biking pathways nearby, the area is ideal for those who enjoy the outdoors and an active lifestyle. This townhouse offers the perfect balance of privacy, functionality, and modern design, making it a fantastic place to call home. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.

Inclusions:

Garage Heater

Property Listed By:

Real Broker

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





