



THE
A-TEAM

**RE/MAX
FIRST**

206 EVANSRIDGE Common, Calgary T3P0P3

MLS® #: **A2185356** Area: **Evanston** Listing Date: **01/15/25** List Price: **\$438,888**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,403**
 Low Sqft:
 Ttl Sqft: **1,403**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Interior Lot,Rectangular Lot**
 Park Feat: **Heated Garage,Insulated,Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`10" x 7`7"	Living Room	Second	14`1" x 13`2"
Dining Room	Second	9`8" x 6`6"	Kitchen	Second	14`2" x 8`2"
2pc Bathroom	Second		Bedroom - Primary	Third	10`10" x 10`5"
3pc Ensuite bath	Third		Bedroom - Primary	Third	10`9" x 10`4"
4pc Ensuite bath	Third		Laundry	Third	3`9" x 3`0"

Legal/Tax/Financial

Condo Fee: \$343	Title: Fee Simple Fee Freq: Monthly	Zoning: M-G
----------------------------	------------------------------------------------------------	-----------------------

Legal Desc: **1511493**

Remarks

Pub Rmks: **Welcome to this bright and sunny 3 storey town home in Evanston! Surrounded by countless amenities and shopping with easy access to everything from banking to Costco and numerous restaurants and shops. The community has ample green space, with parks and pathways, and an environmental reserve to maintain the community's green space for years to come. The townhome itself features an attached garage with a drive way, and main floor storage, and an oversized open den area off the West facing front door. The second level is bright and open with an inviting neutral colour palette and tall ceilings. The living room welcomes you to this level with access to the balcony space, from there the dining room anchors the space and leads into the practically laid out U-shaped kitchen with stainless steel appliance package and stone counter tops (much larger in person than it appears in photos). A half bath completes this level. On the top floor you will find the dual primary bedroom layout with 2 generous sized bedrooms and 2 full bathrooms with one being a 3 piece ensuite and the other with a bathtub to suit everyone's preferences. The closets in each room are a great size and a laundry closet is located between the two rooms. You don't want to miss this one - it's a real gem. Call your favourite Realtor to schedule your private showing.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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











