



THE
A-TEAM

**RE/MAX
FIRST**

1002 EVANSRIDGE Park, Calgary T3P 0N7

MLS®#: **A2187514** Area: **Evanston** Listing Date: **01/16/25** List Price: **\$549,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,119 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,564**
 Low Sqft:
 Ttl Sqft: **1,564**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	8`3" x 10`1"	Foyer	Main	4`0" x 7`4"
Mud Room	Main	8`2" x 3`8"	Living Room	Second	12`0" x 13`9"
Dining Room	Second	10`1" x 14`4"	Kitchen	Second	12`0" x 11`6"
2pc Bathroom	Second	5`1" x 5`0"	Balcony	Second	7`5" x 5`0"
Bedroom - Primary	Third	10`8" x 14`2"	4pc Ensuite bath	Third	4`11" x 8`11"
Bedroom	Third	12`2" x 8`11"	Bedroom	Third	9`1" x 8`6"
4pc Bathroom	Third	4`11" x 8`11"	Laundry	Third	3`2" x 6`2"

Condo Fee:
\$310

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1411611;37**

Remarks

Pub Rmks: **Step into this stunning end-unit townhouse and prepare to be impressed! Boasting 1,564 sq. ft. of bright and stylish living space, this home offers three levels designed to inspire and delight. The entry-level welcomes you with a spacious hallway, mudroom, ample storage, and a versatile den/flex room—perfect for a home office, fourth bedroom, or creative space, all illuminated by large windows. On the second level, you'll find an inviting open-concept layout with a modern kitchen as its centerpiece. Featuring a large island with extra seating, sleek granite countertops, and upgraded stainless steel appliances (including refrigerator, gas stove and over-the-range microwave hood fan combo), this kitchen is a chef's dream. The bright dining area and spacious living room are perfect for entertaining, while the west-facing balcony provides a private retreat to enjoy the sunset. A convenient powder room rounds out this level. The top floor offers three comfortable bedrooms, including a luxurious primary suite with a walk-in closet and 4-piece ensuite. Two additional bedrooms share another full bathroom, and the laundry space is thoughtfully located on this floor for easy access. Outside, enjoy your private east-facing patio overlooking a beautifully landscaped courtyard. The double attached garage provides convenience, while the prime location puts you steps away from schools and minutes from Sage Hill Crossing, featuring T&T Supermarket, Walmart, restaurants, and more. Plus, with quick access to Stoney Trail, commuting is a breeze. This townhouse has it all—schedule your viewing today!**

Inclusions:
 Property Listed By: **n/a
 Coldwell Banker Mountain Central**

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











