



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 EVANSVIEW Gardens, Calgary T3P 0L2**

MLS®#: **A2188806**      Area: **Evanston**      Listing Date: **01/21/25**      List Price: **\$480,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **1,959 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,500**  
 Low Sqft:  
 Ttl Sqft: **1,500**

DOM

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

Parking

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

Access:

Lot Feat: **See Remarks**  
 Park Feat: **Single Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board,Stone,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 12`3"</b>	<b>Flex Space</b>	<b>Main</b>	<b>5`7" x 5`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`3" x 3`3"</b>	<b>Balcony</b>	<b>Main</b>	<b>11`0" x 6`7"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`5" x 3`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`3" x 11`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 9`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 5`11"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`1" x 5`10"</b>			

Condo Fee:  
**\$388**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **1210677**

Remarks

Pub Rmks:

**There are townhomes, and then there are homes where your heart immediately says “yes.” This one? It’s perched in Evanston at Prospect Ridge, quietly set apart on a tranquil street yet close to Calgary Transit, schools, green spaces, and everything your family needs. Step inside and you’ll feel it right away: a sense of comfort that spans all 1,500 square feet and three thoughtfully designed levels, plus a sun-kissed, south-facing yard that’s ready for play, gatherings, or a moment of quiet reflection. Let’s start with Level 1—the foundation of convenience. A fully finished tandem garage welcomes you, offering more than enough space for two vehicles and all the gear that comes with an active lifestyle. A utility sink and cabinetry invite you to roll up your sleeves after a day of gardening or to tinker with a fun DIY project. A built-in nook stands ready to host the beverage fridge of your dreams. And thanks to the top-of-the-line Daikin Furnace & AC (installed in June 2020), this level—and every level above—remains a haven of comfort in every season. Ascending to Level 2 feels like stepping into a sun-drenched retreat, illuminated by generous windows facing north, west, and south. The open-concept design allows you to flow effortlessly from the living room to the dining area and into an expansive modern kitchen boasting stainless steel appliances and upgraded quartz countertops. This level also offers a powder room for guests and a cozy nook that’s perfect for a home office. Just off the main area, a newly rebuilt balcony (July 2024) provides a panoramic stage for sunset views—BBQ gas line included. Imagine entertaining friends as the city lights dance in the distance, with Nose Hill Park on the horizon. Finally, Level 3 is where the day winds down in peaceful relaxation. Three spacious bedrooms and two full bathrooms await you here. The primary suite is the star of the show, complete with a custom walk-in closet and an ensuite designed to be your personal escape. Two additional bedrooms bathe in southern light, each offering plenty of space to make your own. Stacked laundry and linen closets add that extra touch of practicality, ensuring the busiest mornings go off without a hitch. From its elevated perch to its thoughtful upgrades, this Evanston end unit is more than just a property—it’s a place where you can envision planting roots and growing memories. Reach out today, and discover for yourself why this home is every bit as remarkable as it sounds.**

Inclusions:  
 Property Listed By:

**None**  
**Real Estate Professionals Inc.**

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





















