



THE A-TEAM

RE/MAX FIRST

508 EVANSRIDGE Park, Calgary T3P 0N7

MLS@#: A2189064 Area: Evanston Listing: 01/21/25 List Price: \$469,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2015
Lot Sz Ar: 859 sqft
Lot Shape:
Access: Rectangular Lot Double Garage Attached

DOM

11
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Playground
Construction: Composite Siding, Wood Frame
Flooring: Carpet, Laminate, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Kitchen Island, Open Floorplan, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Living Room, etc.

Condo Fee:
\$304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1411611**

Remarks

Pub Rmks: **Welcome to your dream townhome in the vibrant community of Evanston! This beautifully appointed home features upgraded laminate floors, granite countertops & attached double car garages for your exclusive use. As you step inside, you will be greeted with a foyer and flex room or it is also an ideal place for home office or Bedroom with large window throughout for plenty of natural sunlight in. Level 2 Open concept, 9' ceiling, boasts bright and airy living room, perfect for relaxing and entertaining. The large windows flood the space with natural light, creating a warm and inviting atmosphere. Beautiful Kitchen is a chef's delight, complete central island with Granite countertops, high-quality full height cabinets and SS Appliances. Rounding out the 2nd level is a spacious dining room, 2 pc bathroom and West-facing balcony with gas hook up for your summer BBQ. Make your way to the upper level where you will find Two Master bedrooms, both offering a peaceful retreat with its generous size, walk-in closet, and private ensuite bathroom. Convenient upper Laundry. Prime location, Walking distance to school, pathways and parks. Easy Access to Public Transit, Airport, Stoney Trail NW & Deerfoot Trail. This really is a lovely home and Move-in Ready! Call to book your showing.**

Inclusions: **n/a**
Property Listed By: **Grand Realty**

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









