



THE
A-TEAM

**RE/MAX
FIRST**

903 EVANSRIDGE Park, Calgary T3P 0N7

MLS® #: **A2194075**

Area: **Evanston**

Listing Date: **02/13/25**

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 13-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **1,162 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Views**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,567**
Low Sqft:
Ttl Sqft: **1,567**

DOM

9

Layout

Beds: **3 (3)**
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: **Balcony**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Lower	7`4" x 13`3"	Den	Lower	10`2" x 8`5"
Furnace/Utility Room	Lower	9`11" x 5`6"	2pc Bathroom	Main	5`3" x 5`1"
Dining Room	Main	14`9" x 10`9"	Kitchen	Main	11`11" x 11`9"
Living Room	Main	17`4" x 11`7"	3pc Ensuite bath	Third	8`11" x 5`0"
4pc Bathroom	Third	8`11" x 5`0"	Bedroom	Third	9`0" x 12`3"

Bedroom	Third	8`6" x 10`0"	Bedroom - Primary	Third	14`1" x 11`4"
			Legal/Tax/Financial		

Condo Fee: \$310	Title: Fee Simple	Zoning: M-1
	Fee Freq: Monthly	

Legal Desc:	1411611	Remarks
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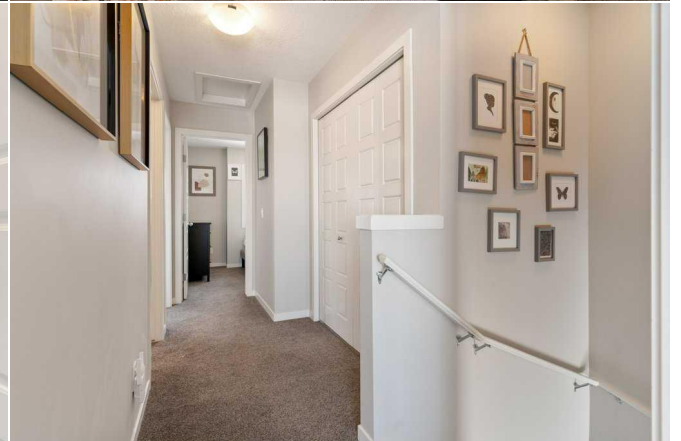
Pub Rmks: **Check out the amazing views from this 3-bedroom 2.5 bathroom townhome. Located on the ridge, with a pathway system just steps away. The ground level consists of the double car garage, featuring a large a Proslat wall organizer, and a Proslat shelf. It also includes an extra room that can be used as a den, flex room, office, or a potential 4th bedroom. The main floor boasts an open concept, flowing from a large living space to the dining area, and kitchen. The kitchen has stainless steel appliances, including a gas stove, quartz counters, large island, and steps to a half bathroom tucked away, and a balcony. The upper level boasts the primary bedroom featuring a great view, plus a three-piece ensuite, and walk in closet. The upper level also has the 2nd and 3rd bedrooms, a 4-piece bathroom, and laundry. Located in the beautiful community of Evanston with easy access to major roads, plenty of schools with more on the way, and lots of area shopping.**

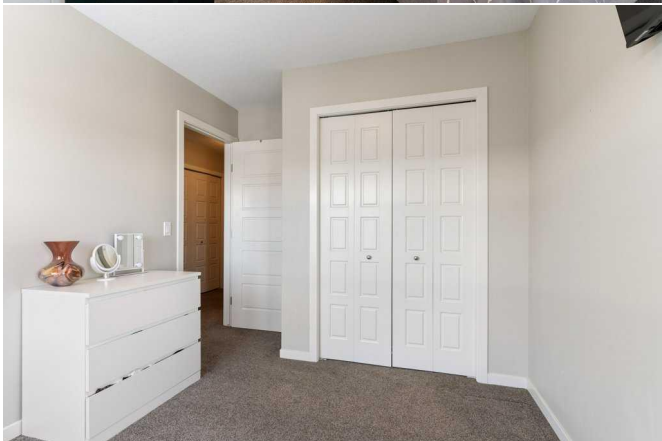
Inclusions: **N/A**
 Property Listed By: **CIR Realty**

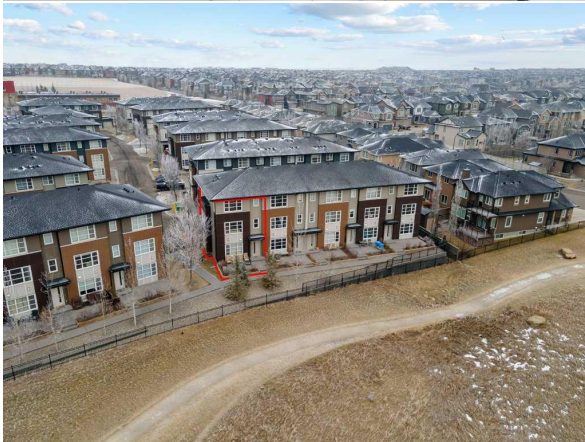
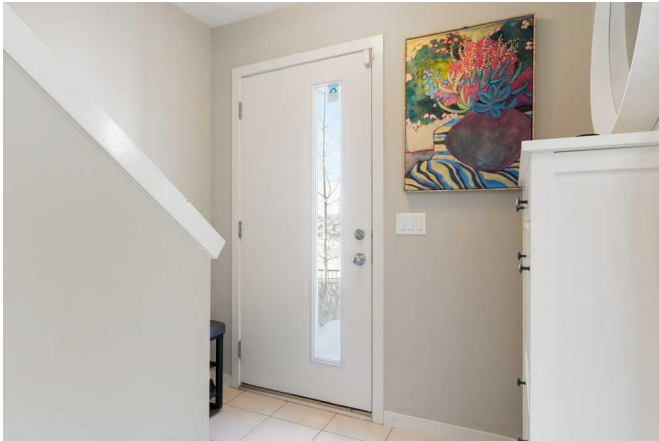
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











903 Evansridge Park NW, Calgary, AB

1st Floor Exterior Area 282.29 sq ft
Excluded Area 281.96 sq ft



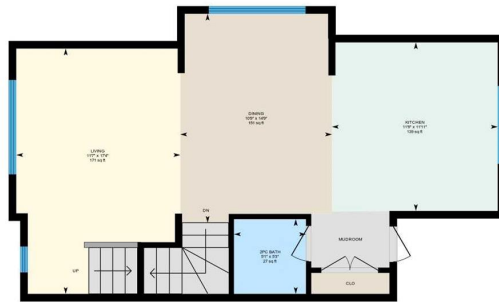
0 3 6 ft

PREPARED: 2025/02/12

White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

903 Evansridge Park NW, Calgary, AB

2nd Floor Exterior Area 628.91 sq ft



0 3 6 ft

PREPARED: 2025/02/12

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903 Evansridge Park NW, Calgary, AB

3rd Floor Exterior Area 648.15 sq ft



0 3 6 ft

PREPARED: 2025/02/12

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