



**120 Evansridge Court NW
Calgary, Alberta**

MLS # A2305115



\$489,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Bright and stylish townhome located on a quiet cul-de-sac, featuring an open-concept layout with large windows, a spacious great room, and new carpet throughout. The main floor offers a gourmet kitchen with quartz countertops, stainless steel appliances, maple cabinetry, and a central island—perfect for entertaining. Upstairs showcases two oversized primary suites, each with its own 4-piece ensuite and walk-in closet. The unspoiled basement provides excellent potential for future development. Enjoy a large private backyard, double detached garage, and the added benefit of NO CONDO FEES. Ideally situated in sought-after Evanston, close to parks, schools, shopping, and with easy access to Stoney Trail.