



**911 Evansridge Park NW
Calgary, Alberta**

MLS # A2306819



\$499,800

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,570 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, No Back		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Stylish 2-bedroom end-unit townhouse in desirable Evanston, perfectly positioned on a ridge with stunning valley views. This 3-storey home features a double attached garage and a smart, functional layout. Upstairs offers two spacious ensuite bedrooms, both with walk-in closets, plus convenient upper laundry. The main level showcases a bright living room with scenic views, a generous dining area, and a modern kitchen with quartz countertops, central island, stainless steel appliances, and gas stove. Enjoy the covered balcony and added 2-piece bath on this level. The lower level includes a versatile den (or potential bedroom) and mudroom. Walking distance to schools, close to amenities, with easy access to Stoney Trail. Vacant and ready for quick possession.