



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

506 Evansridge Park NW
Calgary, Alberta

MLS # A2332491



\$450,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,537 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-maintained 3-storey townhouse offering over 1,530 sq.ft. of thoughtfully designed living space in the highly desirable community of Evanston. One of the standout features of this home is its exceptional location just steps away from a large open green space with walking and biking paths, perfect for morning walks, outdoor activities, dog owners, or anyone who enjoys having nature close to home while still being conveniently connected to city amenities. The entry level features a versatile flex room that adds valuable functional space rarely found in similar townhomes. Whether used as a home office, study area, gym, guest space, or a convenient room for visiting family members who prefer to avoid multiple flights of stairs, this area offers flexibility to fit a variety of lifestyles. Direct access to the double attached garage is also located on this level. The bright open-concept main floor is filled with natural light and features a spacious living area, modern kitchen with quartz countertops, stainless steel appliances, pantry storage, and a large island with breakfast bar seating. The adjacent dining area leads to a private west-facing balcony with BBQ gas line, creating a comfortable space for relaxing or entertaining. Upstairs, both generously sized primary bedrooms feature walk-in closets and their own private 4-piece ensuites, making the layout especially attractive for young professionals, roommates, small families, or investors seeking privacy and functionality. Recent updates completed in 2025 include refrigerator, dishwasher, washer, dryer, hot water tank, and humidifier. Conveniently located close to schools, parks, shopping, restaurants, playgrounds, and major roadways, this move-in ready home offers an excellent balance of comfort, flexibility, and everyday convenience.

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