

503 Evansridge Common NW Calgary, Alberta

MLS # A2235389



\$475,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Stone Counters		

Inclusions:	N/A
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"Some photos are virtually stage" Welcome to this beautifully designed townhome in the heart of Evanston, offering the perfect blend of function, comfort, and style. Featuring a side-by-side double car garage and a sunny south-facing back, this home is ideal for families, professionals, or anyone seeking a thoughtfully laid-out living space. Step inside to an open-concept main floor with a convenient den and large window, perfect for a home office or flex space. Just off the garage entry, you'll find a spacious walk-in closet for all your seasonal storage needs. The second level features a bright and airy living room with expansive windows overlooking a green pathway—providing not only scenic views but exceptional privacy between units. The chef-inspired kitchen showcases crisp white cabinetry, granite countertops, and a large island with seating for four, all illuminated by a stylish modern chandelier. The adjacent dining area comfortably fits a 6-person table and flows out to your balcony with a gas line—perfect for summer BBQs. A bonus storage room is tucked off the staircase landing on your way to the top floor. Upstairs, you'll find three generously sized bedrooms and a convenient upper-floor laundry. The primary suite offers a private retreat with a 3-piece ensuite, walk-in closet, and stunning views through the window. The two additional bedrooms are equally spacious—each can easily accommodate a queen-sized bed while leaving plenty of room to spare. Located just a 5-minute drive or 15-minute walk from the vibrant Evanston commercial hub, you'll have quick access to Shoppers Drug Mart, Sobeys, daycares, restaurants, and more. This is the perfect opportunity to own a low-maintenance, move-in ready home in one of NW Calgary's most sought-after communities. Don't miss your

chance—book your showing today!