

**905 Evansridge Park NW**  
**Calgary, Alberta**

**MLS # A2290875**



**\$499,800**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 326
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Wall mounted TV bracket		

Priced to sell! Enjoy breathtaking ravine and green space views from this beautifully maintained 3-bedroom, 2.5-bathroom townhome in Vantage on Evansridge. With nearly 1,541 sq. ft. of finished living space, a double attached garage, and low condo fees, this home offers outstanding value compared to nearby single-family houses. From the private front patio, step into the main floor featuring a versatile bedroom that can also serve as a home office or den, along with direct access to the garage. Upstairs, the open-concept second level is anchored by a stylish kitchen with a large granite island, stainless steel appliances, dark-stained maple cabinets, and a spacious pantry. The kitchen flows seamlessly into the dining area and bright living room, where expansive windows frame the stunning ravine views. A balcony with a gas line and a convenient half bath complete this level. The top floor offers three bedrooms, two full bathrooms, and laundry. The primary suite features a walk-in closet and a beautifully upgraded ensuite with a double shower. Additional highlights include Hunter Douglas window coverings, a water softener, and an insulated garage that easily fits two vehicles. This move-in ready home is surrounded by natural pathways, playgrounds, and green space, with Our Lady of Grace School, transit, and quick access to Stoney Trail and Deerfoot nearby. With incredible views, modern finishes, and a fantastic location, this is the perfect place to call home. Click the Virtual Tours for more detail!