

**120 Evansridge Court NW**  
**Calgary, Alberta**

**MLS # A2305115**



**\$489,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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, freshly painted, 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 bath and walk-in closet. The unspoiled basement provides excellent potential for future development. Enjoy a large private backyard, double detached garage, new roof shingle, new siding, and the added benefit of NO CONDO FEES. Ideally situated in sought-after location of Evanston including walking distance to parks, walking distance to schools, daycare, shopping, buses and transportation, and with easy access to Stoney Trail. This home is perfectly located for and is in great turn-key condition!! Must see!!