

**911 Evansridge Park NW**  
**Calgary, Alberta**

**MLS # A2306819**



**\$499,800**

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

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.