

205 Evansridge Park NW
Calgary, Alberta

MLS # A2153241



\$449,900

Division:	Evanston		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,518 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautiful three-story townhome in Evanston. It is the perfect start to creating lifetime memories. Totalling 1518 SQF. As soon as you enter the front Foyer, there is a Den/ office on your right that can be the 4th bedroom with hallway to the back of double attached garage. The stairway leads you up to the second level that features a bright & open concept layout with living room, kitchen, and dining room with large windows that filled in abundant of natural light. Entertain your guests or cook homemade meals in a modern kitchen complete with a large island, STAINLESS STEEL appliances and a separate pantry offers plentiful storage. Upgrade laminated flooring throughout the main floor includes a powder room. In addition, there is a covered private deck with a built-in gas line for your summer BBQ. Move upstairs to relax in one of 3 bedrooms, complete with two full bath and a laundry room. The master bedroom features a walk-in closet & full ensuite bath. Visitor parking is just steps from the door, making it easy to invite guests to this wonderful house. The location is so convenient with the school just across the street, a vibrant, family-friendly community with short distance walk to shops, restaurants, schools, pathways and short drive to parks and all major routes. Come visit your new dream home today! You won't be disappointed.