

806 Evansridge Common NW
Calgary, Alberta

MLS # A2156418



\$485,000

Division:	Evanston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Other	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry		

Inclusions: None

Charming 3-Bedroom 2.5 Baths Townhouse in Evanston NW, Calgary** Welcome to this beautiful townhouse nestled in the family-friendly community of Evanston NW, Calgary. This three-level home offers a perfect blend of comfort and convenience, ideal for families or those looking to enjoy a vibrant neighborhood close to schools and amenities. As you step inside, you'll be greeted by an open-concept living space featuring modern finishes and plenty of natural light. The kitchen is a chef's dream, with stunning granite countertops, ample cabinet space, stainless steel appliances, and a large pantry for all your storage needs. Whether entertaining or enjoying a quiet night, the dining area flows seamlessly into the kitchen, creating the perfect setting for any occasion. Upstairs, you'll find three spacious bedrooms, including a master suite with an en-suite bathroom. The additional full bathroom on this level ensures everyone has their own space. The laundry room is conveniently located on the main floor, making laundry day a breeze. The lower level features a tandem garage, providing plenty of space for your vehicles and additional storage. You'll love the convenience of being just minutes away from local schools, parks, and shopping centers. Don't miss your chance to own this fantastic townhouse in one of Calgary's most sought-after communities. Schedule your viewing today!