



GRASSROOTS
REALTY GROUP

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**202 Evansridge Common NW
Calgary, Alberta**

MLS # A2221824



\$450,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,440 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: n/a

Welcome to this stylish and upgraded corner unit townhome offering 1,440 sq. ft. of above-grade living space in the desirable community of Evanston. This well-designed 3-storey layout features two spacious bedrooms with private ensuites, a main floor den, and a single attached garage with an extended driveway for extra parking. Being a corner unit, you'll enjoy added privacy, extra windows, and less shared wall exposure—a rare find in townhome living. The second level boasts 9-foot ceilings, rich laminate flooring, and a bright, open-concept layout ideal for entertaining. The kitchen is equipped with stainless steel appliances, ample cabinetry, and great counter space, seamlessly flowing into the dining area and generous living room with access to a sunny balcony. A 2-piece powder room and laundry area complete this level. Upstairs, both bedrooms feature private ensuite bathrooms and excellent closet space, perfect for families, roommates, or guests. The entry-level den offers flexibility for a home office, fitness area, or hobby space, while the garage level includes a utility room and storage. This pet-friendly, well-managed complex is just steps from parks, walking paths, schools, shopping, and transit, with quick access to Stoney Trail and major routes. Move-in ready, low-maintenance living in a fantastic community—book your showing today!