



GRASSROOTS
REALTY GROUP

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905 Evansridge Park NW
Calgary, Alberta

MLS # A2230617



\$519,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,538 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Insulated, Paved		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Few Trees, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	None		

Enjoy Ravine Views in This Modern 3-Story Townhome in Vantage on Evansridge. Welcome to this beautifully designed 3-story townhouse offering nearly 1,538 sq ft of finished living space, complete with 3 bedrooms, 2.5 bathrooms, and a double attached garage. Step in from your private front patio to a flexible main-floor space—ideal as a bedroom, home office, or den—with direct access to the garage. The second floor is the heart of the home, featuring a modern kitchen with a large granite island, dark maple cabinets, stainless steel appliances, and a spacious pantry. An open-concept living and dining area with a picture window showcases breathtaking ravine views. A balcony with a gas BBQ hookup and a convenient half bath complete this level. Upstairs, the primary bedroom offers a walk-in closet and a beautifully upgraded ensuite with a double shower. Two additional bedrooms, a full bathroom, and a laundry area provide ample space and functionality. Additional features include a double insulated garage, water purifier, and a water softener. All in a prime location blending nature with everyday convenience.