



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1115 Evansridge Common NW
Calgary, Alberta**

MLS # A2235245



\$439,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,216 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		
Inclusions:	None		

****Former Jayman Show Home , End Unit , 3 bedrooms, Air Condition, Brand New Carpet ,Original Owner****This home is located in the beautiful AVIRA Townhomes community in Evanston. It features three spacious bedrooms on the second level, with the primary suite boasting a private 3-piece ensuite and a large walk-in closet. The main floor offers an oversized kitchen with an extended quartz countertop and sleek stainless steel appliances. The generous dining area overlooks the large backyard, complete with a gas line for summer BBQs. The living room is finished with stunning rich Chestnut Impresso laminate flooring. The lower level features a tandem garage, providing plenty of space for your vehicles and storage, along with a full driveway that can accommodate guest parking. You'll love the convenience of being just minutes away from local schools, parks, and shopping center.