



GRASSROOTS
REALTY GROUP

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

1111 Evansridge Park NW
Calgary, Alberta

MLS # A2235874



\$490,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,584 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: built in closet organizer in primary bedroom

Welcome to 1111 Evansridge Park NW. A bright and spacious end-unit townhome ideally located in the heart of Evanston. This 3-bedroom, 2.5-bathroom townhome offers over 1,500 sq. ft. of thoughtfully designed living space across three levels, bursting with natural light, this home combines style, versatility, and convenience. The entry level features a welcoming foyer, flex room perfect for a fourth bedroom, home office, or gym, along with a double attached garage and extra storage. Upstairs showcases an open-concept layout with large windows on three sides, filling the space with natural light. The kitchen is the heart of the home, complete with granite countertops, a large island, stainless steel appliances, and ample cabinetry. Enjoy outdoor dining or evening relaxation on the west-facing balcony with a built-in gas line. A tucked-away powder room completes this level. On the upper floor, you'll find a bright primary suite, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and convenient upstairs laundry make everyday living easy. Outside, relax on your east-facing patio, overlooking a beautifully maintained courtyard. Located just steps from the scenic ridge and pathways, this home is also minutes from Evanston's many amenities, including shopping, restaurants, playgrounds, and easy access to Stoney Trail. Whether you're looking for a family-friendly community or a quiet retreat with room to grow, this is a fantastic opportunity that checks all the boxes.