



GRASSROOTS
REALTY GROUP

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

**808 Evansridge Common NW
Calgary, Alberta**

MLS # A2238133



\$415,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Tandem		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, garage controls, range hood., GAS stove, Microwave, Refrigerator, Washer.

OPEN HOUSE SAT / Sun July 12th / 13th 1:00pm-3:00pm / Welcome to this beautifully maintained 2-bedroom, 2-bathroom townhome in the heart of Evanston, offering nearly 1,400 sq.ft. of thoughtfully designed living space. This home combines comfort, style, and practicality—perfect for first-time buyers, young professionals, or downsizers looking for low-maintenance living with no compromise on space.

Step inside to find a bright open-concept main floor, freshly updated with modern laminate flooring and filled with natural light. The upgraded kitchen is the heart of the home, showcasing sleek cabinetry, stainless steel appliances, a gas stove, and direct access to your private deck and backyard—ideal for morning coffee or summer BBQs. A dedicated office nook adds valuable functionality for those working from home. The standout feature of this home is the two spacious master bedrooms, each complete with its own private ensuite and built-in walk-in closet—a rare and desirable layout that offers maximum comfort and flexibility. The tandem double garage offers ample parking and storage, along with a flex room perfect for a home gym, studio, or additional workspace. Located in a quiet, family-friendly complex, this home is just steps from parks, schools, playgrounds, shopping, and scenic walking paths. Evanston is known for its strong community spirit, beautiful green spaces, and quick access to major routes like Stoney Trail and Symons Valley Road—making commuting a breeze. Don't miss your chance to own this stylish, functional, and well-located home in one of Calgary's most desirable NW communities!