



GRASSROOTS
REALTY GROUP

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**1003 Evansridge Park NW
Calgary, Alberta**

MLS # A2239509



\$479,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,583 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Say hello to your next chapter in style! This fabulously functional 2-bedroom + den, 2.5-bathroom townhouse in NW Calgary's ever-popular Evanston is bringing the wow—whether you're a first-time buyer with taste, downsizing like a pro, or simply craving low-maintenance living without sacrificing space or style. Step inside and fall in love with the open-concept layout and a kitchen that's basically a Pinterest board come to life. Stainless steel appliances? Check. Gas stove? You bet. Walk-in pantry and tons of prep space? Of course. This kitchen isn't just for cooking—it's for showing off. The main-floor den is a total bonus—hello, home office, Peloton studio, or Netflix nook! Upstairs, you'll find ultra-convenient upper floor laundry (no more stair sprints with laundry baskets), and two generously sized bedrooms—each with its own private ensuite. Yes, you can both have the "good bathroom." Storage lovers, rejoice! With a double attached garage and smart built-ins throughout, there's room for all your gear, seasonal décor, and everything else that life brings. And the location? Perfection. You're just minutes from schools, parks, shops, and your go-to coffee and brunch spots. Suburban calm meets city convenience—with none of the downtown hassle. Sleek, smart, and full of personality, this Evanston townhouse isn't just a home—it's an upgrade.