



GRASSROOTS
REALTY GROUP

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202 Evansridge Park NW
Calgary, Alberta

MLS # A2246494



\$499,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,574 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:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: None

Welcome to this Beautifully Upgraded End Unit Townhouse in the Heart of Evanston! This stunning 3-bedroom + den, 2.5-bathroom townhouse offers 1,574 sq.ft. of thoughtfully designed living space with an attached double garage.. Featuring numerous builder upgrades, this end unit is filled with natural light and modern finishes throughout. The ground level welcomes you with a spacious foyer, a versatile den perfect for a home office or flex space, and direct access to the double garage. Upstairs, you'll find an open-concept main floor featuring a stylish kitchen with granite countertops, modern cabinetry, stainless steel appliances, and a central island—ideal for cooking and entertaining. The bright living and dining areas offer access to a private balcony, and a convenient 2-piece powder room completes the level. The top floor hosts three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bath provide ample space for family or guests. Additional features include upgraded finishes throughout, low-maintenance living, and a fantastic location close to schools, parks, shopping, transit, and easy access to Stoney Trail. Whether you're a first-time buyer, growing family, or investor, this home offers the perfect blend of style, space, and convenience. Don't miss out—schedule your private showing with your favourite Realtor today!