



GRASSROOTS
REALTY GROUP

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905 Evansridge Park NW
Calgary, Alberta

MLS # A2259667



\$509,800

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,541 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wall mounted TV bracket		

Enjoy breathtaking ravine and green space views from this beautifully maintained 3-bedroom, 2.5-bathroom townhome in Vantage on Evansridge. With nearly 1,541 sq. ft. of finished living space, a double attached garage, and low condo fees, this home offers outstanding value compared to nearby single-family houses. From the private front patio, step into the main floor featuring a versatile bedroom that can also serve as a home office or den, along with direct access to the garage. Upstairs, the open-concept second level is anchored by a stylish kitchen with a large granite island, stainless steel appliances, dark-stained maple cabinets, and a spacious pantry. The kitchen flows seamlessly into the dining area and bright living room, where expansive windows frame the stunning ravine views. A balcony with a gas line and a convenient half bath complete this level. The top floor offers three bedrooms, two full bathrooms, and laundry. The primary suite features a walk-in closet and a beautifully upgraded ensuite with a double shower. Additional highlights include Hunter Douglas window coverings, a water softener, and an insulated garage that easily fits two vehicles. This move-in ready home is surrounded by natural pathways, playgrounds, and green space, with Our Lady of Grace School, transit, and quick access to Stoney Trail and Deerfoot nearby. With incredible views, modern finishes, and a fantastic location, this is the perfect place to call home. Click the Virtual Tours for more detail!