



GRASSROOTS
REALTY GROUP

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**309 Evansridge Park NW
Calgary, Alberta**

MLS # A2271017

\$455,000



Division:	Evanston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,542 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	None		

Original owner. 1st time on the market. Brand New shingles on roof have been recently installed this year. NICE and Clean 2 bedroom + 1 den and 2.5 bathroom townhouse. The entry level features a spacious den with tiled flooring, perfect for home office or gym and direct access to the double attached garage in the back. Upstairs with vinyl plank flooring showcases an open layout with kitchen at the center, living room at the left side and dining room at the right side. The kitchen has been upgraded with quartz countertop, stainless steel appliances, a large island and sleek cabinetry. The upper floor offers a very desirable layout with 2 master bedrooms, each complete with walk-in closet and its own private ensuite (1 has 4-piece and another one 3 piece ensuite). Close to school, parks. Easy access to 14 Street NW and Stoney Trail.