



GRASSROOTS
REALTY GROUP

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

**1003 Evansridge Park NW
Calgary, Alberta**

MLS # A2203918



\$515,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| 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 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to your next chapter in this fabulously functional 2-bedroom + den, 2 full and 1 half -bathroom townhouse in the heart of NW Calgary's ever-popular Evanston. Whether you're a savvy first-time buyer, downsizing in style, or craving a low-maintenance lifestyle without compromise—this gem checks all the boxes. Step inside and be wowed by the open-concept layout and a gorgeous kitchen that's truly the heart of the home. Featuring stainless steel appliances (yes, that's a gas stove!), a massive pantry, and plenty of prep space, this kitchen is made for cooking and showing off. The spacious den is your perfect flex space—think home office, Peloton zone, or cozy reading nook. Upstairs, you'll find convenient upper floor laundry (no more hauling baskets up and down!) plus two large bedrooms, each paired with its own full bathroom for privacy and comfort. Storage? We've got it in spades—including a large double attached garage and clever storage throughout the home for all your gear, seasonal décor, and everything in between. And location? You're close to schools, parks, shopping, and yes—your favourite local restaurants and coffee spots are just a short drive away. It's suburban living with urban perks, minus the downtown stress. Sleek, smart, and a little sassy—this Evanston townhouse is ready to elevate your lifestyle.