

121 Evansridge Park NW
Calgary, Alberta

MLS # A2174292



\$495,000

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,548 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, On Street		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Bookshelf in Den, Stand Up Closet in Bedroom		

Are you looking for a TURN-KEY home for you and your young family, or even perhaps for a great investment property? Look no further! Welcome to this IMMACULATE CONDITION home that is ready for you, nestled in the quiet and family-friendly community of Evanston. Winter is coming… and here nobody needs to brave the cold Calgary winters and scrape off the snow, because now you have a DOUBLE SIDE BY SIDE ATTACHED GARAGE w/ EXTRA STORAGE! Envision yourself living here, since you work a hybrid job and a few days a week you WORK FROM HOME, the home’s set up is ideal for you because you have a MAIN FLOOR DEN (can be converted into a small bedroom for teenagers that want “privacy” from parents) with HUGE WINDOWS that give you plenty of natural light, and on it’s own level so meetings and phone calls are private. On the days you commute to the office, it’s very convenient: Walk 1 min to the bus stop, drive to Downtown (24 mins) or the in the future, you’re only a quick 8 mins to the FUTURE GREEN LINE LRT STATION. Your life is quite busy, so having an easier cleaning schedule is super important to you: LAMINATE PLANK FLOORING on the 2nd level, FULL HEIGHT CABINETRY in the kitchen (no more dusting the top), GRANITE COUNTERS in the kitchen/baths, and having a good-sized TOP FLOOR LAUNDRY ROOM to fold clothes quickly or for extra storage. Since you love to entertain guests at your home, you’ll feel fortunate that you have an OPEN CONCEPT kitchen/living/dining area where you can continue to connect with your closest circle, while you prepare to wow them with your signature dishes. The dining room comfortably seats 8 (rare in a townhouse), as well as 3 more on the kitchen island stools. Having your everyday amenities close by is

crucial to saving time in the long run: K-12 schools (Public/Catholic/Private in 1-11 mins), Groceries (5 mins), Costco (12 mins), Crossirons Mall (14 mins), VIVO (Gym, Fitness, Climbing, Skating, Swimming – 12 mins). If you need to go anywhere else in the city, you have easy access to Stoney Tr and Deerfoot Tr. For adventurers and nature seekers, KANANASKIS and the mountains in 1 hour! Don’t miss your opportunity to own this beautiful home that is ready for you today!