# \$475,000 - 503 Evansridge Common Nw, Calgary

MLS® #A2235389

### \$475,000

3 Bedroom, 3.00 Bathroom, 1,515 sqft Residential on 0.00 Acres

Evanston, Calgary, Alberta

"Some photos are virtually stage" Welcome to this beautifully designed townhome in the heart of Evanston, offering the perfect blend of function, comfort, and style. Featuring a side-by-side double car garage and a sunny south-facing back, this home is ideal for families, professionals, or anyone seeking a thoughtfully laid-out living space.

Step inside to an open-concept main floor with a convenient den and large window, perfect for a home office or flex space. Just off the garage entry, you'II find a spacious walk-in closet for all your seasonal storage needs.

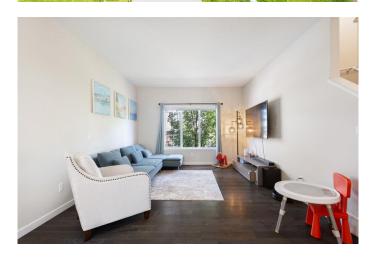
The second level features a bright and airy living room with expansive windows overlooking a green pathwayâ€"providing not only scenic views but exceptional privacy between units. The chef-inspired kitchen showcases crisp white cabinetry, granite countertops, and a large island with seating for four, all illuminated by a stylish modern chandelier. The adjacent dining area comfortably fits a 6-person table and flows out to your balcony with a gas lineâ€"perfect for summer BBQs.

A bonus storage room is tucked off the staircase landing on your way to the top floor.

Upstairs, you'll find three generously sized bedrooms and a convenient upper-floor laundry. The primary suite offers a private







retreat with a 3-piece ensuite, walk-in closet, and stunning views through the window. The two additional bedrooms are equally spaciousâ€"each can easily accommodate a queen-sized bed while leaving plenty of room to spare.

Located just a 5-minute drive or 15-minute walk from the vibrant Evanston commercial hub, you'll have quick access to Shoppers Drug Mart, Sobeys, daycares, restaurants, and more.

This is the perfect opportunity to own a low-maintenance, move-in ready home in one of NW Calgary's most sought-after communities. Don't miss your chanceâ€"book your showing today!

Built in 2014

#### **Essential Information**

MLS® # A2235389 Price \$475,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,515
Acres 0.00
Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 503 Evansridge Common Nw

Subdivision Evanston
City Calgary

County Calgary
Province Alberta
Postal Code T3P 0P3

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Stone Counters, Chandelier

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer

Stacked, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 10
Zoning M-G

## **Listing Details**

Listing Office Real Broker

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