

# \$490,000 - 1111 Evansridge Park Nw, Calgary

MLS® #A2235874

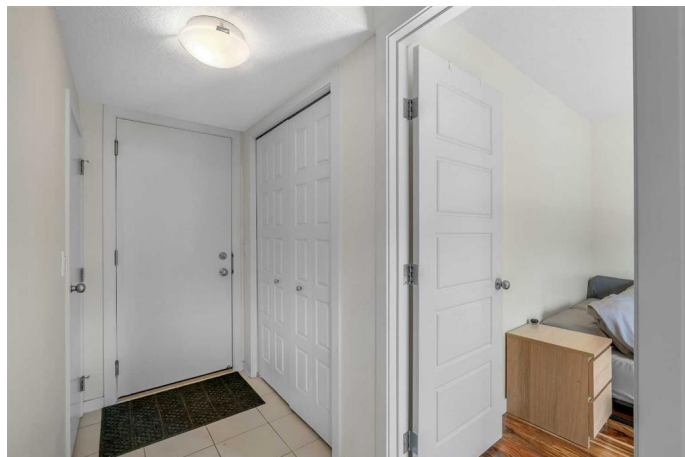
**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to 1111 Evansridge Park NW. A bright and spacious end-unit townhome ideally located in the heart of Evanston. This 3-bedroom, 2.5-bathroom townhome offers over 1,500 sq. ft. of thoughtfully designed living space across three levels, bursting with natural light, this home combines style, versatility, and convenience. The entry level features a welcoming foyer, flex room perfect for a fourth bedroom, home office, or gym, along with a double attached garage and extra storage. Upstairs showcases an open-concept layout with large windows on three sides, filling the space with natural light. The kitchen is the heart of the home, complete with granite countertops, a large island, stainless steel appliances, and ample cabinetry. Enjoy outdoor dining or evening relaxation on the west-facing balcony with a built-in gas line. A tucked-away powder room completes this level. On the upper floor, you'll find a bright primary suite, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and convenient upstairs laundry make everyday living easy. Outside, relax on your east-facing patio, overlooking a beautifully maintained courtyard. Located just steps from the scenic ridge and pathways, this home is also minutes from Evanston's many amenities, including shopping, restaurants, playgrounds, and easy access to Stoney Trail. Whether you're looking for a family-friendly community or a quiet retreat with room to grow, this is a fantastic



opportunity that checks all the boxes.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235874      |
| Price          | \$490,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,584         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1111 Evansridge Park Nw |
| Subdivision | Evanston                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 0N7                 |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Double Garage Attached                        |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |

|          |      |
|----------|------|
| Cooling  | None |
| Basement | None |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard                    |
| Lot Description   | Rectangular Lot              |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 67             |
| Zoning         | M-1 d75        |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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