

\$450,000 - 804 Evansridge Common Nw, Calgary

MLS® #A2215390

\$450,000

2 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

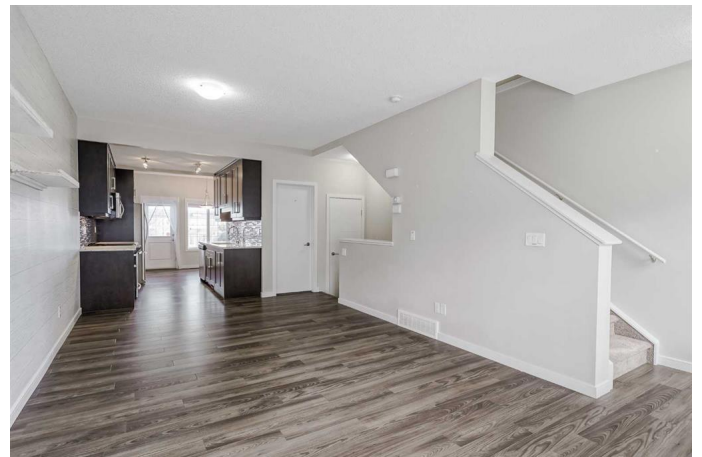
OPEN HOUSE - May 3 (12:00pm-2:00pm).
Stunning two-bedroom townhome hits all the right notes, featuring a brilliant double primary suite layout that perfectly blends style, comfort, and functionality. From the moment you step inside, you'll love the rich, high-end laminate floors, sleek upgraded granite counters, and the fresh, welcoming vibe that instantly feels like home.

The bright, open-concept main floor is a showstopper, anchored by a stylish galley kitchen that flows effortlessly into the spacious living area – perfect for relaxing evenings or entertaining friends. Step outside onto your private, east-facing balcony, sip your morning coffee, and take in the beautiful sunrise with no rear neighbours to interrupt your peace.

Upstairs, two expansive primary bedrooms each boast their own spa-like ensuites and walk-in closets, plus easy access to the upstairs laundry (because who wants to haul laundry up and down stairs?).

The oversized tandem garage is a dream – park two vehicles or create the ultimate storage haven for all your bikes, sports gear, and adventure equipment.

Located just steps from schools, parks, shopping, playgrounds, and endless walking paths, this home offers unbeatable value in one of Calgary's most welcoming



neighbourhoods.

Built in 2014

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2215390 |
| Price | \$450,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,285 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 804 Evansridge Common Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P0P3 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |

| | |
|----------|-------------|
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description | Back Yard, Few Trees, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 8 |
| Zoning | M-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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