

# \$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).

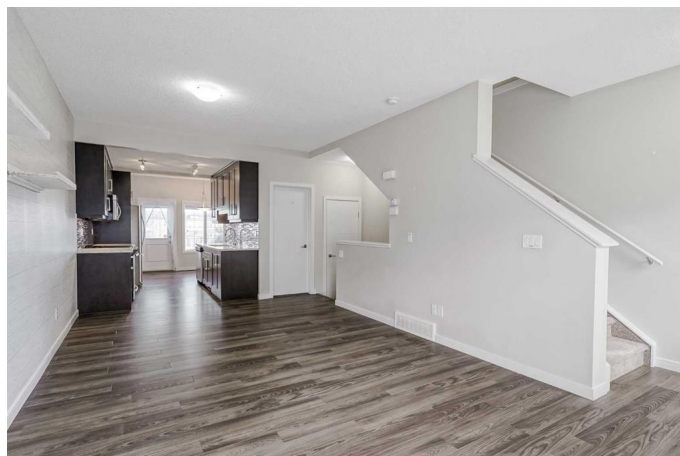
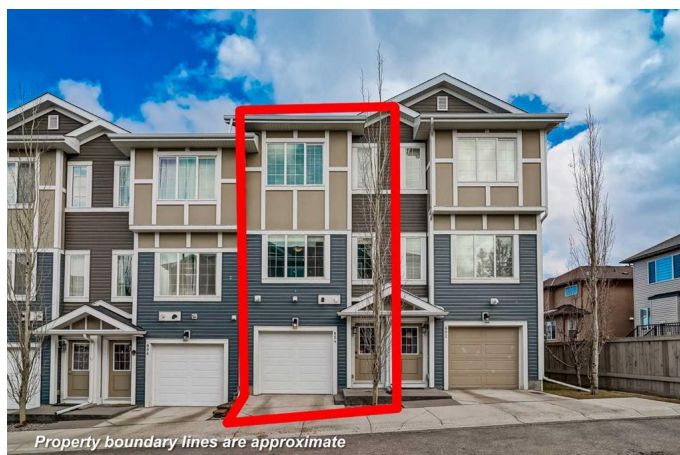
Stunning two-bedroom townhome hits all the right notes, featuring a brilliant double primary suite layout that perfectly blends style, comfort, and functionality. From the moment you step inside, you'll love the rich, high-end laminate floors, sleek upgraded granite counters, and the fresh, welcoming 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	21
Zoning	M-G

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.