

# \$450,000 - 202 Evansridge Common Nw, Calgary

MLS® #A2221824

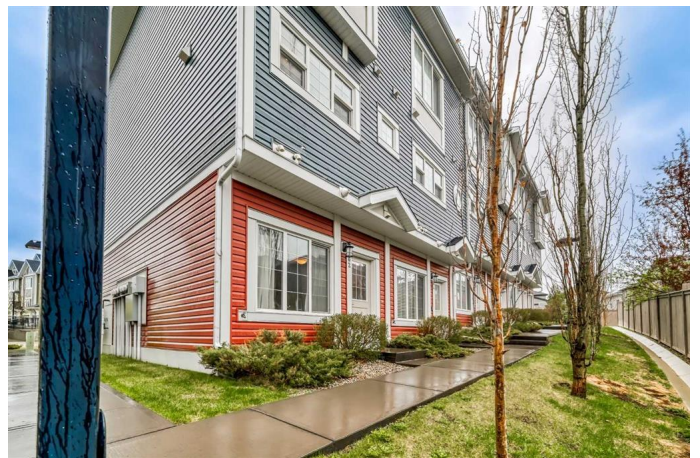
**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to this stylish and upgraded corner unit townhome offering 1,440 sq. ft. of above-grade living space in the desirable community of Evanston. This well-designed 3-storey layout features two spacious bedrooms with private ensuites, a main floor den, and a single attached garage with an extended driveway for extra parking. Being a corner unit, you'll enjoy added privacy, extra windows, and less shared wall exposure—a rare find in townhome living. The second level boasts 9-foot ceilings, rich laminate flooring, and a bright, open-concept layout ideal for entertaining. The kitchen is equipped with stainless steel appliances, ample cabinetry, and great counter space, seamlessly flowing into the dining area and generous living room with access to a sunny balcony. A 2-piece powder room and laundry area complete this level. Upstairs, both bedrooms feature private ensuite bathrooms and excellent closet space, perfect for families, roommates, or guests. The entry-level den offers flexibility for a home office, fitness area, or hobby space, while the garage level includes a utility room and storage. This pet-friendly, well-managed complex is just steps from parks, walking paths, schools, shopping, and transit, with quick access to Stoney Trail and major routes. Move-in ready, low-maintenance living in a fantastic community—book your showing today!



Built in 2014

## Essential Information

MLS® #	A2221824
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	202 Evansridge Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0P3

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	34
Zoning	M-G

### **Listing Details**

Listing Office	2% Realty
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