

\$429,900 - 1013 Evansridge Common Nw, Calgary

MLS® #A2091329

\$429,900

2 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

MOVE IN NOW and enjoy the holidays entertaining in your home or on your beautiful south-facing patio with a BBQ gas line. Welcome to the ESPRIT by Jayman BUILT, your fully air-conditioned 1288 sq. ft. smart controlled by a Nest thermostat with a smoke detector, located in the community of Avira in Evanston. Beautiful, bright & spacious townhome located in the heart of Evanston. Nicely located and very close to all amenities: Montessori school, CBE and Catholic schools, Transit, Tim Hortons, Stoney Trail, Shopping, Parks, toboggan hill, daycare, and playgrounds. You will immediately fall in love with the stunning color palette and design choices already completed for you before moving in! This home features 2 Primary bedrooms, each offering a private en suite, a convenient upper-floor closet with a front-load laundry set, and an attached tandem two-car garage. The sizeable kitchen with a beautiful site line showcases designer cabinetry, quartz countertops, stunning tile backsplash, a spacious extended island for casual dining, and sleek stainless steel appliances, as well as a quaint powder room for guests. Oversized windows allow abundant light to flood the 9ft ceilings spanning the kitchen, dining room, and great room. The garage boasts three parking spaces with the Tandem double attached garage and front concrete parking pad.. Take advantage of the opportunity to make this your home! IMMEDIATE POSSESSION AVAILABLE! Please feel free



to reach out to your agent for more details.
Immaculately maintained with excellent design
choices, you will love this home!

Built in 2015

Essential Information

MLS® #	A2091329
Price	\$429,900
Sold Price	\$415,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1013 Evansridge Common Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0P3

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Heating	Window Coverings
Cooling	Forced Air, Natural Gas
Basement	Central Air
	None

Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 14th, 2023
Days on Market	12
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	JAYMAN REALTY INC.
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1013 EVANSRIDGE COMMON NW

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 576.44 Sq Ft. / 53.55 m²

UPPER LEVEL (AG) - 615.69 Sq Ft. / 57.20 m²

TOTAL ABOVE GRADE RMS SIZE - 1192.13 Sq Ft. / 110.75 m²

BASEMENT DEVELOPED AREA (BG) - 54.70 Sq Ft. / 5.08 m²

BASEMENT UNDEVELOPED AREA (BG) - 41.27 Sq Ft. / 3.83 m²

TOTAL AG/BG AREA - 1288.10 Sq Ft. / 119.66 m²

