

\$539,900 - 605 Evansridge Park Nw, Calgary

MLS® #A2096443

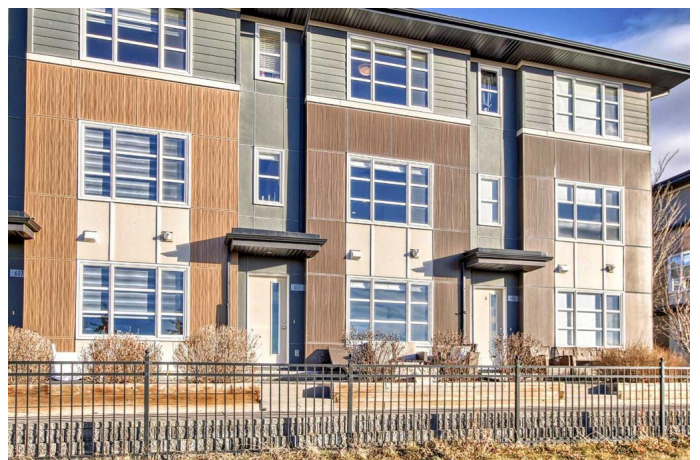
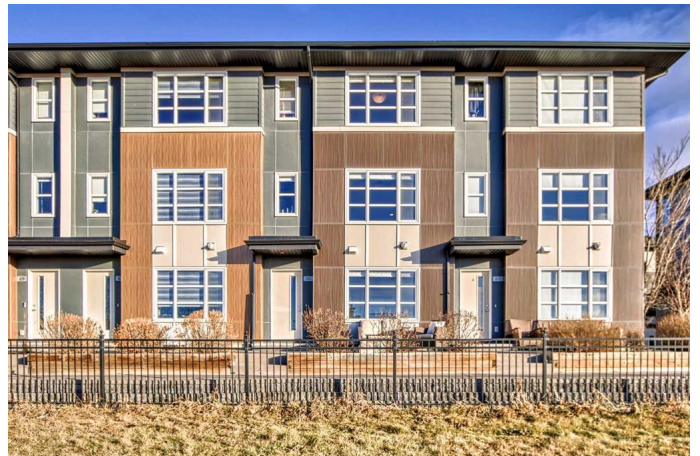
\$539,900

3 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

****Conditionally SOLD**** Take a deep breath, by the time you finish reading this you will want to call and book to see this amazing home. This meticulously maintained 3 bedroom townhome is located perfectly on the ridge with an exceptional VIEW of the VALLEY. As you enter the main floor, you will have access to the DOUBLE CAR GARAGE, a large mudroom, storage and extra Den/office space. Walk up the stairs to the main floor and enter your open floor plan. Here the GALLERY STYLE KITCHEN effortlessly flows from the living space to the dining area. With Stainless steel appliances and a large island, it transforms this space into a perfect culinary and entreating experience. To complete the main floor a large Living Room for those cozy nights to curl up on the couch with a good book or watch a movie. Opposite end is the dining area large enough for those family gatherings. As you head upstairs you will be amazed with the great use of space. The GENEROUS sized master bedroom with 4 pc ensuite and walk in closet. Down the hall is the UPPER LEVEL LAUNDRY and 4 pc bathroom. Two more bedrooms both with large closets. While you are admiring the well laid out floor plan you will appreciate the view of the valley. Take another deep breath and imagine waking up in the morning looking out the window and taking in the natural beauty of the valley. Now imagine those cool summer evenings taking a walk or riding your bike along this hidden OASIS, or enjoying a cool beverage as you



watch the sun set and ponder off into the distance and smile to yourself, because it is yours. Take another breathe...Condo Fees are only \$292.00/month, remarkably low and to think you will never have to tend to the LANDSCAPE and deal with the SNOW. I would say take another breath but you are probably feeling light headed now...or are you getting excited about this remarkable find? This complex is landscaped throughout and located within walking distance to schools and minutes from Sage Hill Crossing " with T&T Supermarket, Walmart, restaurants, and numerous other amenities as well as quick access to Stoney Trail. Call now to book an appointment and then you can breathe easy.

Built in 2015

Essential Information

MLS® #	A2096443
Price	\$539,900
Sold Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	605 Evansridge Park Nw
Subdivision	Evanston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 0N7

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 12th, 2024
Days on Market	11
Zoning	M-1 D75
HOA Fees	292.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX KEY
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