

# \$539,900 - 115 Evansridge Park, Calgary

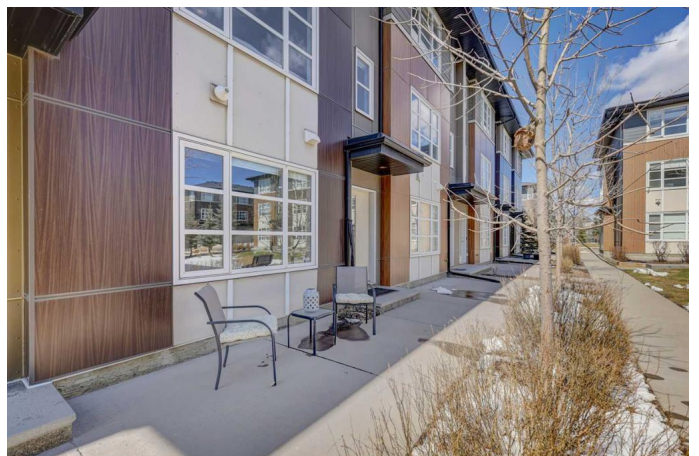
MLS® #A2117201

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,517 sqft  
Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome to the Vantage complex at Evansridge Park designed and perfectly situated overlooking the Ridge. This stunning Calbridge built home combines luxury with comfort, boasting meticulous upgrades throughout. Upon entry, you're greeted by a spacious foyer/mud room and versatile den area, perfect for a home office or gym. Access to the double attached garage and storage is conveniently located on this level. The second floor features beautiful laminate flooring throughout. The kitchen is a culinary haven adorned with stainless steel appliances, a large granite island with double sinks, pots and pans drawers, and full-height cabinets. Completing this level is a large dining area, 2-piece bath, private deck and a living room with expansive windows overlooking the impeccable maintained courtyard. Continuing upstairs, you'll find a laundry area, 2 full baths, and 3 generous bedrooms, including the master retreat with a sizable walk-in closet and full ensuite bath. The complex is impeccably managed and offers ample visitor parking, snow removal and landscape maintenance. Situated just steps from the Evansridge walking trails, enjoy breathtaking views of the Symon Valley Corridor and stunning panoramic sunsets. Within walking distance, you'll find Our Lady of Grace School (K-9), shopping, schools, pubs, parks, and playgrounds. Don't miss out on this exceptional opportunity to live in the sought after community of Evanston!



Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2117201      |
| Price          | \$539,900     |
| Sold Price     | \$540,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,517         |
| Acres          | 0.02          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 115 Evansridge Park |
| Subdivision | Evanston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 0N7             |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Basement          | None                                                                                                   |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Private Entrance    |
| Lot Description   | Landscaped, Level            |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Slab                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2024 |
| Date Sold      | April 26th, 2024 |
| Days on Market | 7                |
| Zoning         | M-1 d75          |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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