

# \$498,000 - 506 Evansridge Park Nw, Calgary

MLS® #A2204098

**\$498,000**

2 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 0.02 Acres

Evanston, Calgary, Alberta

**\*GORGEOUS\***. Welcome home to this amazing executive townhome in the much desired Vantage on The Ridge in Evanston! You will love living here! This townhome has the best the city of Calgary has to offer! An amazing location surrounded by greenery, views, nature, and beautiful walking and biking trails! Evanston is one of the best rated communities in NW Calgary! This beautiful townhome has it all! The main floor offers a bright and spacious home office! This private main floor office will provide you with a tranquil sunny space for your creativity. This level also has your double attached garage (A MUST have with our Calgary weather!) A storage room and a lovely front patio area to relax and enjoy barbecuing! The stairs lead you up to the amazing second level living areas boasting a large dining area, a gorgeous Chef's kitchen with ample beautiful cabinetry, upgraded countertops throughout including the large centre island with breakfast seating as well as stainless steel appliances, and a pantry. You're gonna love entertaining! On this level you will also enjoy your private West facing balcony and a guest bathroom. The third level boasts not one but two master bedrooms! Both featuring full ensuites and bright walk in closets with windows! To finish off this private owner's level also offers the essential upstairs laundry room! No more lugging laundry up and down the stairs! This townhome has it all and is just missing YOU! Book your private viewing with your favourite



Realtor Today!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204098      |
| Price          | \$498,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,540         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 506 Evansridge Park Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 0N7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash                  |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Kitchen Island   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Wall/Window Unit(s)   |

|              |      |
|--------------|------|
| # of Stories | 3    |
| Basement     | None |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Rain Gutters    |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 23               |
| Zoning         | M-1              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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