

**503 Evansridge Common NW**  
**Calgary, Alberta****MLS # A2235389****\$475,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Stone Counters		

**Inclusions:** N/A

"Some photos are virtually stage" Welcome to this beautifully designed townhome in the heart of Evanston, offering the perfect blend of function, comfort, and style. Featuring a side-by-side double car garage and a sunny south-facing back, this home is ideal for families, professionals, or anyone seeking a thoughtfully laid-out living space. Step inside to an open-concept main floor with a convenient den and large window, perfect for a home office or flex space. Just off the garage entry, you'll find a spacious walk-in closet for all your seasonal storage needs. The second level features a bright and airy living room with expansive windows overlooking a green pathway—providing not only scenic views but exceptional privacy between units. The chef-inspired kitchen showcases crisp white cabinetry, granite countertops, and a large island with seating for four, all illuminated by a stylish modern chandelier. The adjacent dining area comfortably fits a 6-person table and flows out to your balcony with a gas line—perfect for summer BBQs. A bonus storage room is tucked off the staircase landing on your way to the top floor. Upstairs, you'll find three generously sized bedrooms and a convenient upper-floor laundry. The primary suite offers a private retreat with a 3-piece ensuite, walk-in closet, and stunning views through the window. The two additional bedrooms are equally spacious—each can easily accommodate a queen-sized bed while leaving plenty of room to spare. Located just a 5-minute drive or 15-minute walk from the vibrant Evanston commercial hub, you'll have quick access to Shoppers Drug Mart, Sobeys, daycares, restaurants, and more. This is the perfect opportunity to own a low-maintenance, move-in ready home in one of NW Calgary's most sought-after communities. Don't miss your

chance&mdash;book your showing today!