

32 Evansridge Court NW
Calgary, Alberta

MLS # A2201276



\$549,900

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|------------------|--|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,261 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Front Yard | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry | | |

Inclusions: TV Mounts (3), Lower Bathroom Bidet

OPEN HOUSE SATURDAY 2-4 PM. Welcome to this fully developed end-unit townhouse in Evanston with NO CONDO FEES! Offering 4 bedrooms, 3.5 baths, and a double detached garage, this home is perfect for first-time buyers seeking space and affordability. The open-concept main floor features a bright living area, spacious dining space, and a well-equipped kitchen with rich chocolate cabinets, granite countertops, stainless steel appliances, a large island, and a pantry. A convenient powder room completes this level. Upstairs, the primary suite boasts a 4-piece ensuite and walk-in closet, and two additional bedrooms (one with a walk-in closet) and a full bathroom. The professionally developed basement with upgraded carpet, adds extra living space, including a fourth bedroom, a full bath, and a cozy family room—ideal for guests or a home office. Step outside to the landscaped yard with a deck, perfect for summer BBQs. The double detached garage provides secure parking and storage. Located in a family-friendly community with easy access to schools, parks, and amenities, this affordable gem won't last long. Book your showing today!