

# \$475,000 - 503 Evansridge Common Nw, Calgary

MLS® #A2235389

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,515 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

"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, youâ€™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 pathwayâ€”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 lineâ€”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—book your showing today!

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2235389      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,515         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 503 Evansridge Common Nw |
| Subdivision | Evanston                 |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 0P3 |

### Amenities

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

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island, Stone Counters                                             |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | See Remarks           |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | M-G            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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