

\$709,000 - 120 Evansridge Close Nw, Calgary

MLS® #A2207906

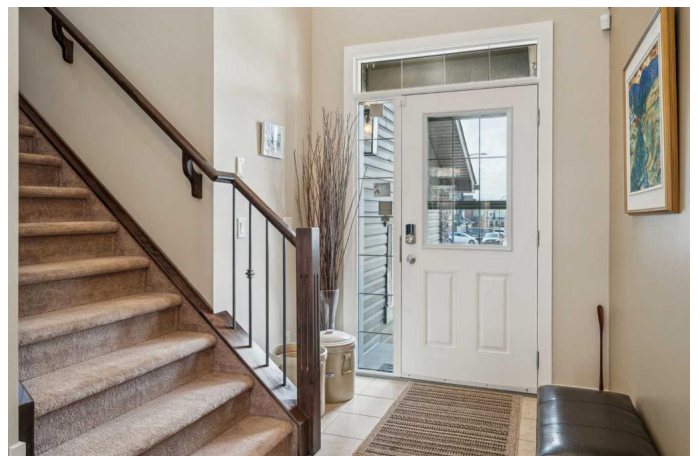
\$709,000

3 Bedroom, 3.00 Bathroom, 1,994 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

****OPEN HOUSE SUNDAY MAY 18 1:00-4:30 PM**PRICE IMPROVEMENT**** Looking for an upgraded, large, two-storey home in the beautiful community of Evanston? Look no further. This 1990 sq ft beautifully maintained home features 9' ceilings main floor, air-conditioning, custom blinds, upgraded kitchen with granite counter tops, espresso stained cabinets and a stainless steel LG appliance package. Step into your great room with gas burning fireplace and expansive windows which allow an abundance of natural light. The double attached garage leads to a convenient mud room and a large walk-in pantry. The upper floor features a large bonus room, laundry room, and three bedrooms. The sprawling primary suite is the jewel in this homeâ€™s crown. Spanning more than 400 sq ft, it features TWO walk-in closets, a large bright room, and an opulent en-suite bath with double sinks, large tub, enclosed shower, and separated toilet. The large unfinished basement awaits your creativity- there are plans that have been roughed-in, and a permit already in place for development. The fully landscaped backyard has a composite deck, is on a pie-shaped lot with no road in behind, and has a tall privacy fence. The roof is brand new, and new gutters and some siding replacement have been completed. Located in a quiet cul-de-sac close to all amenities, schools, one block from a park and playground, and easy access to Stoney Trail, Costco, and Nosehill park- this will be sure to



appeal to many families. Book your viewing today!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207906 |
| Price | \$709,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,994 |
| Acres | 0.09 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 120 Evansridge Close Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P0H6 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Breakfast Bar |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |

| | |
|-----------------|------------------|
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Private Yard |
| Lot Description | Back Yard, Landscaped, Pie Shaped Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 34 |
| Zoning | R-G |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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