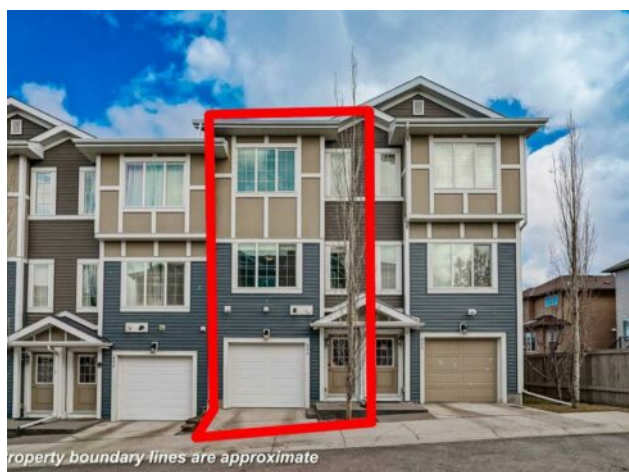


804 Evansridge Common NW
Calgary, Alberta

MLS # A2215390



\$450,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,285 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level, No Neighbours Behind, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: BBQ on deck

OPEN HOUSE - May 3 (12:00pm-2:00pm). Stunning two-bedroom townhome hits all the right notes, featuring a brilliant double primary suite layout that perfectly blends style, comfort, and functionality. From the moment you step inside, you'll love the rich, high-end laminate floors, sleek upgraded granite counters, and the fresh, welcoming vibe that instantly feels like home. The bright, open-concept main floor is a showstopper, anchored by a stylish galley kitchen that flows effortlessly into the spacious living area — perfect for relaxing evenings or entertaining friends. Step outside onto your private, east-facing balcony, sip your morning coffee, and take in the beautiful sunrise with no rear neighbours to interrupt your peace. Upstairs, two expansive primary bedrooms each boast their own spa-like ensuite and walk-in closets, plus easy access to the upstairs laundry (because who wants to haul laundry up and down stairs?). The oversized tandem garage is a dream — park two vehicles or create the ultimate storage haven for all your bikes, sports gear, and adventure equipment. Located just steps from schools, parks, shopping, playgrounds, and endless walking paths, this home offers unbeatable value in one of Calgary's most welcoming neighbourhoods.