

# \$460,000 - 506 Evansridge Park Nw, Calgary

MLS® #A2262011

**\$460,000**

2 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.02 Acres

Evanston, Calgary, Alberta

Welcome to this stunning townhouse with a double attached garage, ideally located in the desirable community of Evanston. Surrounded by greenery, scenic views, and beautiful walking and biking trails, this home offers both tranquility and convenience. Families will love the easy access to schools, shopping, dining, and everyday amenities in this vibrant neighbourhood. The entry level features a bright and spacious home office, perfect for working from home or studying, as well as additional storage space and direct access to the double attached garage. Upstairs, the open-concept living area is filled with natural light from large windows, creating a bright and airy atmosphere. The Chef's kitchen is a true highlight, complete with stainless steel appliances, abundant cabinetry, upgraded quartz countertops, a large centre island with breakfast bar seating, and a pantry. The adjacent dining area opens onto a private west-facing balcony, ideal for relaxing or entertaining. The upper level offers two generous master bedrooms, each featuring a full ensuite bathroom and a bright walk-in closet with windows. A convenient laundry area completes this floor. This home blends modern finishes, functionality, and an unbeatable location. Fridge (2025), Dishwasher (2025), Washer (2025), Dryer (2025), Hot Water Tank (2025), Humidifier (2025).

Built in 2015



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262011      |
| Price          | \$460,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,531         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 506 Evansridge Park Nw |
| Subdivision | Evanston               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 0N7                |

## Amenities

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

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Other           |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 14                |
| Zoning         | M-1 d75           |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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