

# \$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	36
Zoning	R-G

## Listing Details

Listing Office	MaxWell Canyon Creek
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