

# \$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	Kitchen Island, Stone Counters, Chandelier
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	7
Zoning	M-G

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.