\$409,900 - 808 Evansridge Common Nw, Calgary

MLS® #A2242642

\$409,900

2 Bedroom, 3.00 Bathroom, 1,398 sqft Residential on 0.00 Acres

Evanston, Calgary, Alberta

OPEN HOUSE Sat/Sun July 26th and 27th 1:00pm-3:00pm / Welcome to this beautifully maintained 2-bedroom, 2-bathroom townhome in the heart of Evanston, offering nearly 1,400 sq.ft. of thoughtfully designed living space. This home combines comfort, style, and practicalityâ€"perfect for first-time buyers, young professionals, or downsizes looking for low-maintenance living with no compromise on space.

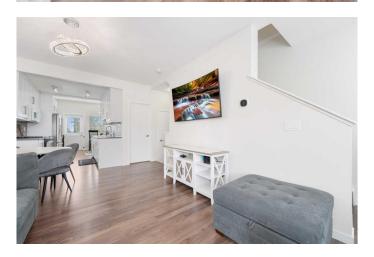
Step inside to find a bright open-concept main floor, freshly updated with modern laminate flooring and filled with natural light. The upgraded kitchen is the heart of the home, showcasing sleek cabinetry, stainless steel appliances, a gas stove, and direct access to your private deck and backyardâ€"ideal for morning coffee or summer BBQs. A dedicated office nook adds valuable functionality for those working from home.

The standout feature of this home is the two spacious master bedrooms, each complete with its own private ensuite and built-in walk-in closetâ€"a rare and desirable layout that offers maximum comfort and flexibility. The tandem double garage offers ample parking and storage, along with a flex room perfect for a home gym, studio, or additional workspace.

Located in a quiet, family-friendly complex, this home is just steps from parks, schools, playgrounds, shopping, and scenic walking paths. Evanston is known for its strong community spirit, beautiful green spaces, and







quick access to major routes like Stoney Trail and Symons Valley Roadâ€"making commuting a breeze.

Don't miss your chance to own this stylish, functional, and well-located home in one of Calgary's most desirable NW communities!

Built in 2015

Essential Information

MLS® # A2242642

Price \$409,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,398

Acres 0.00

Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 808 Evansridge Common Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P0P3

Amenities

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Heated Garage, Insulated, Tandem

of Garages 2

Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Rough-In

Basement None

Exterior

Exterior Features Courtyard, Private Yard

Lot Description Back Yard, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 1

Zoning M-G

Listing Details

Listing Office eXp Realty

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