

# \$729,000 - 120 Evansridge Close Nw, Calgary

MLS® #A2207906

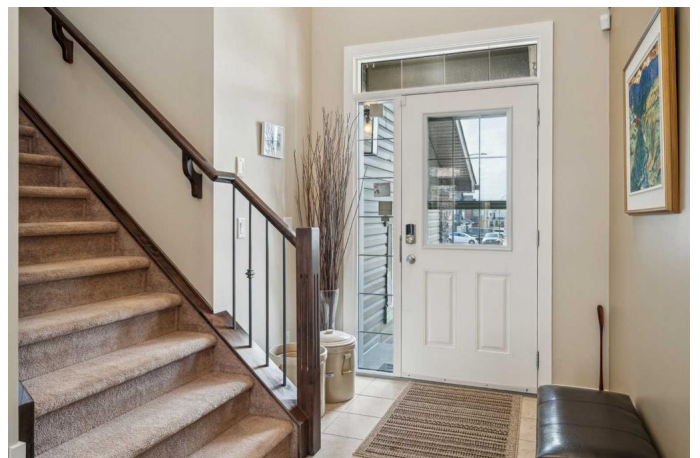
**\$729,000**

3 Bedroom, 3.00 Bathroom, 1,994 sqft

Residential on 0.09 Acres

Evanston, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY MAY 4th 1-4:30 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 home'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 are being 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          | \$729,000   |
| 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 | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry |
| 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 | 23              |
| Zoning         | R-G             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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