



## 309 Evansridge Park Calgary Alberta

\$455,000

Original owner. 1st time on the market. Brand New shingles on roof have been recently installed this year. NICE and Clean 2 bedroom + 1 den and 2.5 bathroom townhouse. The entry level features a spacious den with tiled flooring, perfect for home office or gym and direct access to the double attached garage in the back. Upstairs with vinyl blank flooring showcases an open layout with kitchen at the center, living room at the left side and dining room at the right side. The kitchen has been upgraded with quartz countertop, stainless steel appliances, a large island and sleek cabinetry. The upper floor offers a very desirable layout with 2 master bedrooms, each complete with walk-in closet and its own private ensuite ( 1 has 4-piece and another one 3 piece ensuite). Close to school, parks. Easy access to 14 Street NW and Stoney Trail. (id:6769)

Living room 11.83 Ft x 10.25 Ft  
Dining room 13.58 Ft x 11.17 Ft  
Kitchen 12.17 Ft x 11.33 Ft  
2pc Bathroom 5.08 Ft x 4.92 Ft  
Primary Bedroom 12.42 Ft x 11.50 Ft

Bedroom 12.08 Ft x 11.42 Ft  
4pc Bathroom 8.83 Ft x 4.92 Ft  
3pc Bathroom 8.75 Ft x 4.92 Ft  
Laundry room 9.17 Ft x 4.92 Ft  
Den 10.08 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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