406 Evansridge Common NW

Calgary | Active | MLS® A2347408

$364,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,430 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Mission Real Estate

A closer look

Modern comfort, effortless living, and a location that makes life easy.
Welcome home to this beautifully maintained three-story townhome in Evanston, where thoughtful design meets everyday convenience.
From the moment you walk in, the bright and airy feel draws you through the home. The main level offers a versatile office/flex space, while the open-concept kitchen, dining, and living areas create a welcoming space to relax, entertain, and enjoy everyday life.
Upstairs, privacy is the name of the game. Both bedrooms feature their own ensuite bathrooms, giving everyone their own comfortable retreat. And with upper-level laundry, even the practical stuff is right where you need it.
Step outside onto your private balcony, enjoy the landscaped courtyard setting, and leave the snow shoveling and lawn maintenance behind. Add an attached heated garage, nearby visitor parking, transit, and everyday amenities within walking distance, and you've got a home that makes life a little easier. Please note that some pics have been virtually staged.
Come see what makes this one special!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347408
Bedrooms	2
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,430 sq. ft.

Condo Fee:	$356.88
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	Southwest
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	151493
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Other, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Avira
Community:	Evanston
Amenities:	Playground, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Office · 9'10" × 8' ·
2nd Floor	Living/Dining Room Combination · 13'2" × 3'7" ·
2nd Floor	Dining Room · 10'6" × 6'9" ·
2nd Floor	Kitchen · 14'5" × 8'2" ·
3rd Floor	Bedroom - Primary · 10'10" × 10'5" ·
3rd Floor	Bedroom · 10'9" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Other, Shopping Nearby
Interior Features:	Closet Organizers, No Animal Home, No Smoking Home, See Remarks

Exterior Features:	Balcony, Courtyard, Private Entrance
Patio And Porch Features:	Balcony(s), Other
Lot Features:	Few Trees, Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-G
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-evansridge-common-nw-calgary-a2347408/

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