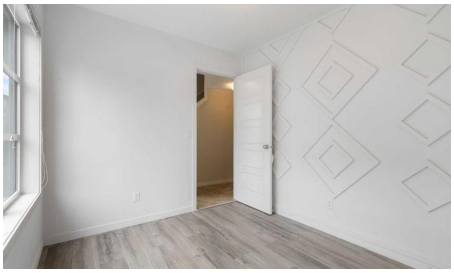
506 Evansridge Park NW

Calgary | Active | MLS® A2346788

$424,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,536.61 sq. ft.**

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Listed by Homecare Realty Ltd.

A closer look

Welcome to this well-maintained 3-storey townhouse offering over 1,530 sq.ft. of thoughtfully designed living space in the highly desirable community of Evanston. One of the standout features of this home is its exceptional location just steps away from a large open green space with walking and biking paths, perfect for morning walks, outdoor activities, dog owners, or anyone who enjoys having nature close to home while still being conveniently connected to city amenities.

The entry level features a versatile flex room that adds valuable functional space rarely found in similar townhomes. Whether used as a home office, study area, gym, guest space, or a convenient room for visiting family members who prefer to avoid multiple flights of stairs, this area offers flexibility to fit a variety of lifestyles. Direct access to the double attached garage is also located on this level.

The bright open-concept main floor is filled with natural light and features a spacious living area, modern kitchen with quartz countertops, stainless steel appliances, pantry storage, and a large island with breakfast bar seating. The adjacent dining area leads to a private west-facing balcony with BBQ gas line, creating a comfortable space for relaxing or entertaining. Upstairs, both generously sized primary bedrooms feature walk-in closets and their own private 4-piece ensuites, making the layout especially attractive for young professionals, roommates, small families, or investors seeking privacy and functionality.

Recent updates completed in 2025 include refrigerator, dishwasher, washer, dryer, hot water tank, and humidifier. Conveniently located close to schools, parks, shopping, restaurants, playgrounds, and major roadways, this move-in ready home offers an excellent balance of comfort, flexibility, and everyday convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346788
Bedrooms	2
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,536.61 sq. ft.
Main Level Finished Area:	638.01 sq. ft.
Upper Level Finished Area:	643.4 sq. ft.
Condo Fee:	$353.57
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	860 sq. ft.
Lot Frontage:	18'6"
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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:	1411611
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Vantage
Community:	Evanston
Amenities:	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Keys, Garage Door Opener

Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'7" × 11'2" ·
Main Floor	Kitchen · 12'4" × 8'6" ·
Main Floor	Dining Room · 11'9" × 7'8" ·
Upper Level	Laundry · 9'11" × 4'10" ·
Upper Level	Bedroom - Primary · 12'5" × 11'6" ·
Upper Level	Bedroom - Primary · 14'1" × 11'4" ·
Upper Level	Walk-In Closet · 8'1" × 4'10" ·
Lower Level	Den · 10'1" × 8'3" ·
Lower Level	Storage · 5'8" × 3'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d75
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/506-evansridge-park-nw-calgary-a2346788/

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