$399,900 - 808 Evansridge Common Nw, Calgary

MLS® #A2248138

$399,900

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

Evanston, Calgary, Alberta

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.
Donâ€™t miss your chance to own this stylish, functional, and well-located home in one of Calgaryâ€™s most desirable NW communities!

Built in 2015

Essential Information

MLS® #	A2248138
Price	$399,900
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	August 13th, 2025
Days on Market	38
Zoning	M-G

Listing Details

Listing Office	eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.