

# \$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 practicality—perfect for first-time buyers, young professionals, or downsizers 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 backyard—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 closet—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 | 18                |
| Zoning         | M-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.