

# \$469,000 - 42, 300 Evanscreek Court Nw, Calgary

MLS® #A2201731

**\$469,000**

2 Bedroom, 2.00 Bathroom, 1,428 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 13th 2:00 - 4:00 pm. FABULOUS LOCATION! This STUNNING "END UNIT" townhouse, with over 1425 sq ft of living space, DOUBLE ATTACHED GARAGE is perfectly situated only steps away from beautiful walking trails, featuring natural landscapes and ravines. This home offers the ideal combination of tranquility and convenience with grocery stores, restaurants, shopping and schools only 5 minutes from your doorstep! Your new home welcomes you with a charming south facing porch with your own private door, only steps from visitor parking and more. You will be wowed as you step into this chic, bright and sunny open concept floor plan that showcases windows on 3 sides! The floor plan is designed for easy living and entertaining with a spacious living and dining room that will accommodate several pieces of furniture. A Chef's dream kitchen sits adjacent to these rooms and features lovely counters, sleek stainless-steel appliances, an impressive kitchen island, and an abundance of cabinetry. A convenient 2-piece powder room completes this main level. On the Upper level you will find a large Primary bedroom with walk-in closet and pocket door to the Jack and Jill 4 pc bathroom. 2nd bedroom is also generous in size with a bonus room right beside it. Convenient laundry room on this level and a large linen closet complete this area. Lower level is a blank canvas to create whatever space you desire. Ideal for office, home gym or a recreate room.



The insulated, drywalled and oversized double garage make this an amazing place to call your new home! Extra detail added in was a plumbing regulator that saves 20% in water bills. Enjoy easy access to Stoney Trail, Beddington Trail and the Airport. RESERVE FUND IS VERY STRONG and management company are great to deal with!! Call now to book your showing.... you're sure to be impressed!

Built in 2006

### **Essential Information**

MLS® #	A2201731
Price	\$469,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,428
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	42, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0B8

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached, Garage Door Opener, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Corner Lot, Fruit Trees/Shrub(s), Open Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	33
Zoning	M-1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.