

# \$495,000 - 36, 300 Evanscreek Court Nw, Calgary

MLS® #A2202216

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,426 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SUN 1-3pm!! FULLY RENOVATED townhouse with DOUBLE ATTACHED GARAGE, backing onto school park/playground and walking distance to amenities, shopping, playground, schools & public transit. This BRIGHT & FULLY FINISHED unit offers an OPEN FLOOR PLAN featuring a spacious living room which flows really well with the casual dining area separated by a well-equipped kitchen boasting NEW stainless steel appliances & cabinets with plenty of storage space, and a 2pc powder room tucked away in the corner completes the main level. Upstairs you will find a good-sized master bedroom with a huge walk-in closet & 3pc ensuite, two more bedrooms sharing the main 4pc bathroom (smaller bedroom doesn't have a closet and can be used as a kids/flex room or office) and laundry room with stacked washer & dryer. Downstairs there's one more spacious & private bedroom, a separate closed off utility room, and access to your over-sized double garage. Brand new renos include an upgraded kitchen, finished basement, stylish décor, refinished garage and NEW countertops, light fixtures, toilets, paint & vinyl plank flooring throughout the house. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home!

Built in 2006



## Essential Information

MLS® #	A2202216
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	36, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B7

## Amenities

Amenities	Park, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Courtyard, Playground
Lot Description	Few Trees, Front Yard, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	M-1

### **Listing Details**

Listing Office	MaxWell Capital Realty
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