

# \$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 SAT 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 over 1700sqft of METICULOUSLY UPDATED living space that boasts an OPEN FLOOR PLAN featuring a spacious living room which flows really well with the casual dining area separated by a well-equipped kitchen highlighted by the NEW stainless steel appliances & cabinets. Lots of storage space and a 2pc powder room tucked away in the corner complete this 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	Secured Parking, Snow Removal, Trash, Visitor Parking, Park
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

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

Basement Full, Finished, 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

Days on Market 27

Zoning M-1

## Listing Details

Listing Office MaxWell Capital Realty

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