# \$435,000 - 152, 300 Evanscreek Court, Calgary

MLS® #A2252698

## \$435,000

3 Bedroom, 2.00 Bathroom, 1,418 sqft Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to this well-maintained 2-storey townhouse located in the heart of Evanston. With its bright, open layout and modern finishes, this home is perfect for families, first-time buyers, or anyone looking to enjoy low-maintenance living in a friendly community. The main floor features a spacious, sun-filled living area, a generous dining space, and a large kitchen with plenty of cabinetry, a central island, and room to entertain. Upstairs, you'II find 3 comfortable bedrooms, including a primary suite complete with a huge walk-in closet and access to the large 5pc bathroom that completes the upper floor. Upstairs you will find the BRAND NEW stacked washer & dryer. This pet-friendly (with board approval) complex is well-run with low condo fees, and the unit comes with a double car garage for secure parking and extra storage. Evanston is known for its parks, pathways, schools, and easy access to shopping, dining, and major roadways. Whether you're upsizing, downsizing, or investing, this townhouse is an excellent choice. Don't miss your chance to own this move-in ready home in one of Calgary's most desirable NW communities and one of the best managed complexes. Recent upgrades include: New paint (2025), Washing Machine and Dryer (2025), New stove and oven (2023), new furnace blower motor (2022), and new hot water tank (2021).







#### **Essential Information**

MLS® # A2252698 Price \$435,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,418
Acres 0.03
Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 152, 300 Evanscreek Court

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0B7

#### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Central, Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Lane, Sloped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 29th, 2025

Days on Market 1

Zoning M-1

# **Listing Details**

Listing Office eXp Realty

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