

\$374,500 - 47, 300 Evanscreek Court Nw, Calgary

MLS® #A2257442

\$374,500

2 Bedroom, 1.00 Bathroom, 1,117 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Location, location, location! This corner townhouse offers exceptional privacy as it backs onto a green space and walking path. The home features a single attached garage and a spacious, open-concept layout all on one level. The large living room flows into the dining area and kitchen, which is equipped with plenty of cabinets, stainless steel appliances, and a large working island with an eating bar. A door off the kitchen leads to a generous east-facing deck. The home includes a convenient laundry room with extra storage, two large bedrooms, and a four-piece bathroom complete with a soaker tub and a cheater door from the master bedroom's walk-through closet. The in-floor heating system adds comfort and value and is located in the storage area alongside the washer and dryer. Ideally situated close to parks, schools, public transportation, shopping, and a variety of restaurants, with easy access to Stoney Trail and Deerfoot Trail for quick travel throughout the city. This property has so much to offer including new flooring in the last month and is a must to see. Shows extremely well.

Built in 2008

Essential Information

MLS® # A2257442

Price \$374,500

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	1,117
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	47, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	M-1 d100

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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