\$439,900 - 41, 300 Evanscreek Court Nw, Calgary

MLS® #A2087171

\$439,900

2 Bedroom, 3.00 Bathroom, 1,304 sqft Residential on 0.03 Acres

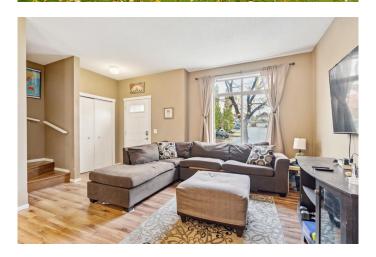
Evanston, Calgary, Alberta

Nestled in a vibrant and family-friendly community, this charming townhouse boasts two bedrooms, a den, and a contemporary open-concept design on the main floor. With a well-thought-out layout, modern amenities, and a convenient location, it's an ideal home for those seeking a balanced lifestyle. As you step through the front door, you're greeted by a spacious and inviting open-concept layout. The main floor seamlessly connects the living room, dining area, and kitchen. Ample natural light pours in through large North and South windows, creating an airy and welcoming atmosphere. The half bathroom on this level is a practical addition, ensuring convenience for you and your guests.

The kitchen is a focal point of this home, designed for both functionality and aesthetics. Offering newer appliances including a Bosch dishwasher, the kitchen is a great space for entertaining. Upstairs, you'll find two generously sized bedrooms and a versatile den that can be used as a home office, playroom, or even a guest room. Each room is thoughtfully designed with ample closet space and large windows, providing a comfortable and cozy ambiance. The second floor boasts a three-piece ensuite bathroom connected to the master bedroom, ensuring privacy and convenience. Additionally, there's a four-piece bathroom for the rest of the household, making the morning rush a breeze. This townhouse comes with a double attached garage, offering both storage space and protection for your







vehicles. No more scraping ice off your windshield during the winter months! Additionally, the condo fees are reasonable, covering common area maintenance and ensuring that you can enjoy a hassle-free living experience. Situated in a well-established community, this townhouse offers proximity to a range of essential amenities. Enjoy the convenience of shopping and a k-4 school just a short one minute walk away. The community also offers access to picturesque parks and a well-maintained path system, perfect for morning jogs or leisurely strolls. Whether you're an outdoor enthusiast or simply enjoy the serenity of nature, this location has something for everyone. Don't miss your chance to make this townhouse your new home. Contact us today to schedule a viewing and experience the beauty and convenience of this remarkable property.

Built in 2006

Essential Information

MLS® # A2087171 Price \$439,900 Sold Price \$425,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,304 Acres 0.03

Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Sold

Community Information

Address 41, 300 Evanscreek Court Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0B8

Amenities

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage,

Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 12th, 2023

Date Sold November 17th, 2023

Days on Market 36

Zoning M-1 d100

HOA Fees 0.00

Listing Details

Listing Office CNC PROPERTIES

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