

\$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
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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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