

\$365,000 - 147, 300 Evanscreek Court Nw, Calgary

MLS® #A2149733

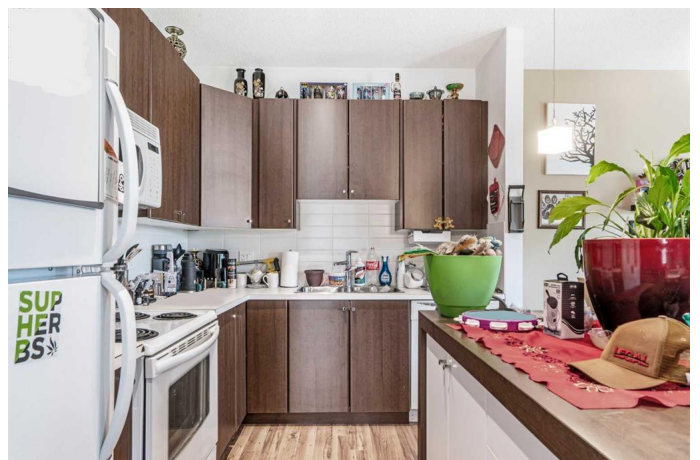
\$365,000

2 Bedroom, 1.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

New Price! - Welcome to this charming end-unit 2nd floor bungalow, combining convenience and a great view across the adjacent park, perfect for first-time home owner or investment buyer looking for rental income. As you walk up, you're greeted by a bright, open-concept floor plan with soaring 9ft ceilings. The spacious living room is flooded with natural light from the large windows, creating a warm and inviting atmosphere. Adjacent to the living room is the dining area, which opens onto a large south-facing deck. Imagine enjoying your morning coffee or evening BBQs while overlooking the serene greenspace. The kitchen is a chef's delight, featuring extended cabinets, a tile backsplash, plenty of counter space and an oversized central island with an eating bar and pendant lighting. This space is perfect for entertaining friends and family or preparing your favorite meals. The primary bedroom is a true retreat, offering a generous walk-in closet and a luxurious 4-piece cheater ensuite. A second spacious bedroom, in-suite laundry with a front-load stacked washer/dryer, and ample storage space complete the interior of this beautiful home. Additional perks include an attached single-car garage and a well-managed, well-maintained project with low condo fees. The beautiful landscaping throughout the community and plenty of visitor parking enhance the appeal. Located in the vibrant community of Evanston, you'll have access to new shops, including Sobeys



and Shoppers Drug Mart, various restaurants, medical services, and schools. Evanston offers a small-community feel with big-city amenities just a short walk away. You'll be about 30 minutes from downtown, 20 minutes from the airport, and only an hour's drive to the majestic mountains. Living here means being close to a wide range of amenities. Whether it's shopping, dining, or public transit, everything you need is within easy reach. Plus, you'll love the convenience of being walking distance to local schools and playgrounds, perfect for a growing family. Don't miss this opportunity. At this price you can easily replace the carpet, add a fresh coat of paint and make this beautiful townhouse your new home! It's more than just a place to live – it's a lifestyle waiting for you.

Built in 2006

Essential Information

MLS® #	A2149733
Price	\$365,000
Sold Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,156
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	147, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 0B7

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	2
Basement	None

Exterior

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

Additional Information

Date Listed	July 15th, 2024
Date Sold	July 23rd, 2024
Days on Market	8
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.