

# \$445,900 - 4, 300 Evanscreek Court Nw, Calgary

MLS® #A2154274

**\$445,900**

2 Bedroom, 2.00 Bathroom, 1,442 sqft

Residential on 0.03 Acres

Evanston, Calgary, Alberta

Welcome to this charming end-unit townhouse located in the highly desirable community of Evanston. This tranquil residence is nestled among lush greenery and mature trees, offering a serene escape with its quiet surroundings. With a sought-after south and west exposure, the home is always bathed in natural light, creating a bright and welcoming atmosphere.

This two-story townhouse features a partially finished basement, complete with drywall and laminate flooring, providing ample space for customization. The main floor boasts an open-concept layout, perfect for entertaining, with most appliances newly updated as of 2023. It includes a convenient two-piece bathroom and has been freshly painted, enhancing its modern appeal.

Upstairs, you'll find two spacious bedrooms, a five-piece bathroom, and a versatile den that many owners in the development have transformed into a third bedroom. The laundry is conveniently located on the upper floor, adding to the home's practicality. The high-efficiency furnace was newly installed in January 2024, and a new high-efficiency hot water tank was added in 2020. Don't forget the double attached garage!

Residents will appreciate the proximity to community schools and shopping options, as well as easy access to an extensive network of bike paths throughout the neighbourhood. This townhouse offers a blend of comfort, functionality, and a prime location in the heart



of Evanston. Don't miss the opportunity to make this bright and inviting home your own.

Built in 2006

**Essential Information**

MLS® #	A2154274
Price	\$445,900
Sold Price	\$434,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,442
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

**Community Information**

Address	4, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B6

**Amenities**

Amenities	Laundry, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Paved

**Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Few Trees, Front Yard, Lawn, Gentle Sloping, Landscaped, Underground Sprinklers, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2024
Date Sold	October 1st, 2024
Days on Market	62
Zoning	M-1 d100
HOA Fees	0.00

## Listing Details

Listing Office	CNC Properties
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