

# \$429,500 - 145, 300 Evanscreek Court Nw, Calgary

MLS® #A2166196

## \$429,500

2 Bedroom, 3.00 Bathroom, 1,452 sqft  
Residential on 0.00 Acres

Evanston, Calgary, Alberta

OPEN HOUSE Saturday October 26 12:00PM - 2:00PM Modern 2 Bed, 2.5 Bath townhome in the growing community of Evanston is sure to impress! Offering 1,452 SF of developed living space, this home features in-floor heating throughout and a large SOUTH-facing balcony with a view. The open-concept main level is designed with style and functionality in mind with hardwood flooring, 9-foot ceilings, and large windows allowing for more natural light throughout the home. The dining area seamlessly connects to a modern kitchen equipped with new countertops, oversized center island with breakfast bar and corner pantry. A private balcony with pergola offers a perfect spot for outdoor dining. A living room, flex room (could be a home office or play room) and powder room complete this space. Upstairs you will find a master bedroom with walk-in closet and 4 piece ensuite, second bedroom, also with a walk-in closet and private Juliet balcony, 4 piece main bathroom and conveniently located laundry room. Don't overlook the attached garage with driveway for additional parking. Located near parks, schools, and shopping centers like T&T and Superstore and easy access to major transportation routes. Don't miss out! schedule your viewing today!

Built in 2008

## Essential Information



MLS® #	A2166196
Price	\$429,500
Sold Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,452
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	145, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B7

### **Amenities**

Amenities	Snow Removal, Trash, Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Breakfast Bar, Tankless Hot Water
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Microwave Hood Fan, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 18th, 2024
Date Sold	November 5th, 2024
Days on Market	18
Zoning	M-1 d100
HOA Fees	0.00

**Listing Details**

Listing Office	MaxWell Canyon Creek
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