

# \$495,000 - 36, 300 Evanscreek Court Nw, Calgary

MLS® #A2202216

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,426 sqft  
Residential on 0.03 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SAT 2-4pm & SUN 1-4pm!!  
FULLY RENOVATED townhouse with  
DOUBLE ATTACHED GARAGE, backing onto  
school park/playground and walking distance  
to amenities, shopping, playground, schools &  
public transit. This BRIGHT & FULLY  
FINISHED unit offers over 1700sqft of  
METICULOUSLY UPDATED living space that  
boasts an OPEN FLOOR PLAN featuring a  
spacious living room which flows really well  
with the casual dining area separated by a  
well-equipped kitchen highlighted by the NEW  
stainless steel appliances & cabinets. Lots of  
storage space and a 2pc powder room tucked  
away in the corner complete this main level.  
Upstairs you will find a good-sized master  
bedroom with a huge walk-in closet & 3pc  
ensuite, two more bedrooms sharing the main  
4pc bathroom (smaller bedroom doesn't have  
a closet and can be used as a kids/flex room  
or office) and laundry room with stacked  
washer & dryer. Downstairs there's one more  
spacious & private bedroom, a separate  
closed off utility room, and access to your  
over-sized double garage. Brand new renos  
include an upgraded kitchen, finished  
basement, stylish décor, refinished garage  
and NEW countertops, light fixtures, toilets,  
paint & vinyl plank flooring throughout the  
house. AMAZING LOCATION with easy  
access to all major routes and close to  
schools, shopping, amenities, rec center,  
public library, playground & public transit  
makes this a perfect family home!



Built in 2006

## Essential Information

MLS® #	A2202216
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	36, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B7

## Amenities

Amenities	Park, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Courtyard, Playground

Lot Description Few Trees, Front Yard, Low Maintenance Landscape, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 14th, 2025

Days on Market 18

Zoning M-1

## Listing Details

Listing Office MaxWell Capital Realty

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.