

# \$415,900 - 83, 300 Evanscreek Court Nw, Calgary

MLS® #A2214765

**\$415,900**

2 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to your new home in the vibrant community of Evanston! This beautifully maintained 2-bedroom, 1-bathroom end-unit townhome offers a perfect blend of comfort, style, and convenience—ideal for first-time buyers, downsizers, or investors. Step inside and discover an inviting open-concept layout featuring newer laminate flooring and fresh paint throughout, creating a bright and contemporary atmosphere. The spacious living room seamlessly connects the living and dining areas, making it perfect for entertaining or relaxing. Large south-facing windows fill the space with natural light and offer picturesque views of the adjacent school green space, which can also be enjoyed from your private, oversized balcony. The modern kitchen is a chef's delight, boasting stainless steel appliances, rich mocha-colored cabinetry, and a central island with a stunning waterfall countertop and breakfast bar — ideal for casual dining or hosting guests. Retreat to the generous primary bedroom, complete with a walk-through closet and direct access to a stylish Jack and Jill 4-piece bathroom. Additional features include in-suite laundry, in-floor heating, a tankless hot water system, and an upgraded water softener, ensuring year-round comfort and efficiency. Enjoy the convenience of a single attached insulated garage and a desirable end-unit location offering extra privacy.



Situated with quick access to Stoney Trail, and just minutes from local schools, parks, dining, and shopping—including CrossIron Mills, as well as Creekside Trail just blocks away! This home offers the best of suburban living with easy city access.

Don't miss your chance to own this exceptional property in one of Calgary's most sought-after communities!

Built in 2008

### Essential Information

MLS® #	A2214765
Price	\$415,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	83, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B8

### Amenities

Amenities	Park, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached, Garage Door Opener
# of Garages	1

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Water Softener, Window Coverings, Tankless Water Heater
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Playground
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	5
Zoning	M-1 d100
HOA Fees Freq.	MON

## Listing Details

Listing Office	Unison Realty Group Ltd.
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