

# \$449,900 - 97, 300 Evanscreek Court Nw, Calgary

MLS® #A2214246

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,470 sqft

Residential on 0.22 Acres

Evanston, Calgary, Alberta

[OPEN HOUSE ON SATURDAY MAY 3  
FROM 1-3PM & SUNDAY MAY 4 FROM  
12-2PM. HOPE TO SEE YOU THERE!]

Welcome to this beautifully maintained 2-bedroom plus den townhome in the desirable community of Evanston, offering over 1,470 sqft of thoughtfully designed living space. Freshly painted and professionally cleaned throughout, this home is ideal for first-time buyers or those seeking an active lifestyle in NW Calgary. The main living area features 9'™ ceilings and a bright open-concept layout with a spacious kitchen that includes a center island, ample prep space, and a large pantry. The dining and living areas flow seamlessly, with access to a private balcony that overlooks a green space and offers panoramic city views. A generous den/home office, 2-piece bathroom, and storage room complete the main floor. Upstairs, the large primary bedroom features a walk-in closet and 4-piece ensuite, while the second bedroom also includes a walk-in closet, a charming Juliet balcony, and is conveniently located next to another 4-piece bathroom and upper-level laundry. A single attached garage with additional storage adds even more value to this move-in-ready home. Just minutes from Stoney Trail, and steps to Kenneth D. Taylor School, shopping, and scenic walking paths, this location is hard to beat. Don't miss this fantastic opportunity to live in one of Calgary's most popular communities!



Built in 2008

## Essential Information

MLS® #	A2214246
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.22
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	97, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B8

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

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

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	9
Zoning	M-1

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.