

# \$435,000 - 152, 300 Evanscreek Court Nw, Calgary

MLS® #A2252698

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,418 sqft

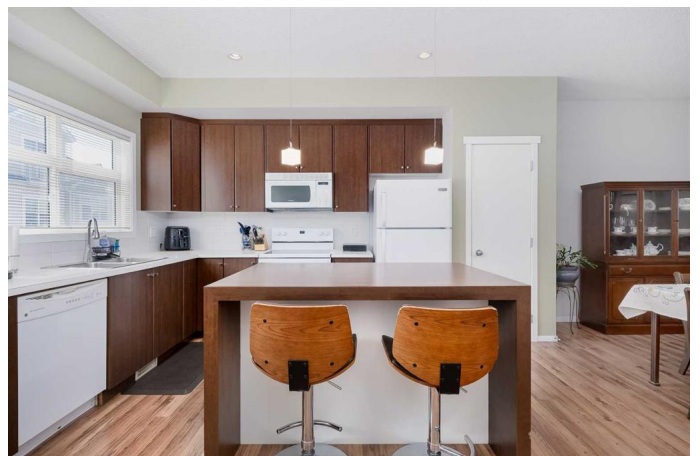
Residential on 0.03 Acres

Evanston, Calgary, Alberta

DOUBLE CAR GARAGE! Well-maintained complex, low condo fees, and PET-FRIENDLY!! Welcome to this well-maintained 3-bedroom townhouse located in the heart of Evanston with easy access to Stoney Trail. The main floor features a spacious, sun-filled living area, a generous dining space, and a large, open kitchen with plenty of cabinetry, a central island, and room to entertain. Upstairs, you'll find 3 comfortable bedrooms, including the primary bedroom, big enough for king bed furniture and complete with a WALK-IN closet + access to the large 5pc bathroom. BRAND NEW stacked washer & dryer. A spacious attached double car garage provides secure parking, storage or a place to work. Evanston is known for its parks, pathways, schools, and easy access to shopping, dining, and major roadways. Whether you're upsizing, downsizing, or investing, this townhouse is an excellent choice. Don't miss your chance to own this move-in ready home in one of Calgary's most desirable NW communities and one of the best managed complexes. Recent upgrades include: New paint (2025), Washing Machine and Dryer (2025), New stove (2023), new furnace blower motor (2022), and new hot water tank (2021).

Built in 2006

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2252698      |
| Price          | \$435,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,418         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 152, 300 Evanscreek Court Nw |
| Subdivision | Evanston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 0B7                      |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)       |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Forced Air                                                                                              |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Back Lane, Sloped        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 18                |
| Zoning         | M-1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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