

36, 300 Evanscreek Court NW  
Calgary, Alberta

MLS # A2202216



**\$495,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Evanston   |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,426 sq.ft.   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.03 Acre  |               |                   |
| <b>Lot Feat:</b> | Few Trees, Front Yard, Low Maintenance Landscape, Underground Sprinklers |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 354 |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

OPEN HOUSE SUN 1-3pm!! 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 an OPEN FLOOR PLAN featuring a spacious living room which flows really well with the casual dining area separated by a well-equipped kitchen boasting NEW stainless steel appliances & cabinets with plenty of storage space, and a 2pc powder room tucked away in the corner completes the 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 decor, 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!