

# \$468,900 - 22, 300 Evanscreek Court Nw, Calgary

MLS® #A2211121

**\$468,900**

3 Bedroom, 2.00 Bathroom, 1,421 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Beautiful 2 storey townhouse! 3 bedrooms and 1.5 bath! Open concept design with double attached garage! Brand new appliances include refrigerator, oven and microwave! New water tank installed last year! In 2019, walls and ceiling were newly painted and 12 high efficient energy saving spot lights installed! Unit has open floor plan with 9 feet ceiling, laminate floor, big windows, large living room, huge dining room! Upper floor has large master bedroom with walk in closet, 2nd bedroom and 3rd room or den! Basement has double garage and huge storage room! Close to all amenities: schools, shoppings, public transit, playground and parks! Easy access to major highways and roads: Stoney trail, Country Hill blvd, Beddington blvd and Deerfoot!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211121  |
| Price          | \$468,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,421     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 22, 300 Evanscreek Court Nw |
| Subdivision | Evanston                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3P 0B6                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Golf Course, Playground, Recreation Facilities, Parking |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached                                  |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home                     |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Unfinished, Partial                                |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Playground                         |
| Lot Description   | Back Yard, Lawn, Landscaped        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 6                |
| Zoning         | M-1              |

### Listing Details

Listing Office

URBAN-REALTY.ca

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