

# \$349,900 - 47, 300 Evanscreek Court Nw, Calgary

MLS® #A2257442

**\$349,900**

2 Bedroom, 1.00 Bathroom, 1,117 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

OPEN HOUSE SATURDAY, NOV 8 FROM 2-4PM AND SUNDAY, NOV 9 FROM 12-2 PM\*\*\*Location, location, location! This corner townhouse offers exceptional privacy as it backs onto a green space and walking path. The home features a single attached garage and a spacious, open-concept layout all on one level. The large living room flows into the dining area and kitchen, which is equipped with plenty of cabinets, stainless steel appliances, and a large working island with an eating bar. A door off the kitchen leads to a generous east-facing deck. The home includes a convenient laundry room with extra storage, two large bedrooms, and a four-piece bathroom complete with a soaker tub and a cheater door from the master bedroom's walk-through closet. The in-floor heating system adds comfort and value and is located in the storage area alongside the washer and dryer. Ideally situated close to parks, schools, public transportation, shopping, and a variety of restaurants, with easy access to Stoney Trail and Deerfoot Trail for quick travel throughout the city. This property has so much to offer including new flooring in the last month and is a must to see. Shows extremely well.

Built in 2008

## Essential Information

MLS® # A2257442

Price \$349,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,117         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 47, 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, Kitchen Island                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas                                                                       |
| 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    | October 16th, 2025 |
| Days on Market | 22                 |
| Zoning         | M-1 d100           |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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