

\$409,900 - 107, 300 Evanscreek Court Nw, Calgary

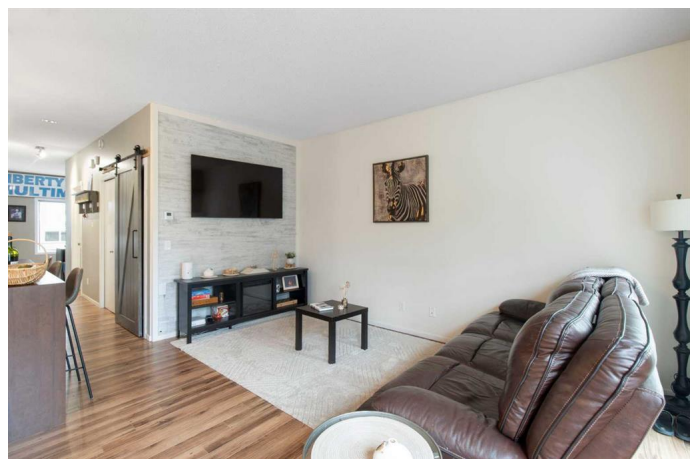
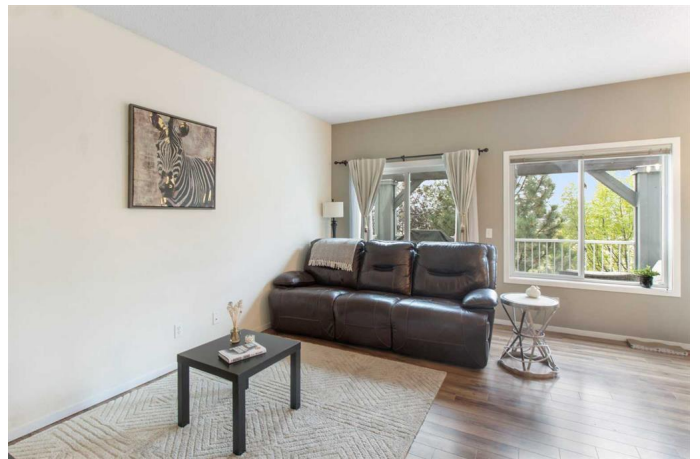
MLS® #A2256586

\$409,900

2 Bedroom, 3.00 Bathroom, 1,304 sqft
Residential on 0.03 Acres

Evanston, Calgary, Alberta

Beautifully styled with modern finishes, this 3 storey townhome offers a bright and functional layout designed for comfort and connection. An insulated and drywalled single attached garage with storage connects to the entry level for everyday convenience. On the main floor, 9'™ ceilings set the stage for a bright and open layout. A welcoming living room is styled with a feature wall that adds warmth and character. Patio sliders bring in natural light and open to a south facing balcony with green space views, an ideal backdrop for barbeques or quiet evenings outdoors. The adjacent dining room is anchored by designer lighting and flows easily into the stunning kitchen where 2 toned cabinetry, stainless steel appliances, a pantry and a large island provide both style and utility for casual gatherings or daily routines. A versatile flex space offers endless options for a home office, hobby room, media lounge or gym. Handily a stylish powder room completes this level. Upstairs, a spacious primary retreat includes a walk in closet and a private 4 pc ensuite, while a second large bedroom also enjoys a walk in closet and nearby access to another 4 pc bathroom. Convenient upper level laundry enhances everyday function. Comfort is assured with tankless hot water, in-floor heating and a water softener for efficiency and ease. This quiet complex is surrounded by pathways, parks and green space, with Kenneth D. Taylor School just a short walk away. Nearby Evanston Towne Centre offers



shops and restaurants within minutes, while the environmental reserve and winding community pathways encourage a walkable lifestyle in this extremely connected neighbourhood. Offering style, comfort and convenience in equal measure, this home is a perfect fit for today's modern lifestyle!

Built in 2008

Essential Information

MLS® #	A2256586
Price	\$409,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	107, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B6

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

Exterior

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

Additional Information

Date Listed	September 16th, 2025
Days on Market	49
Zoning	M-1 d100

Listing Details

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

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