



GRASSROOTS
REALTY GROUP

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**152, 300 Evanscreek Court
Calgary, Alberta**

MLS # A2252698



\$435,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,418 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Lane, Sloped | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Central, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 354 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this well-maintained 2-storey townhouse located in the heart of Evanston. With its bright, open layout and modern finishes, this home is perfect for families, first-time buyers, or anyone looking to enjoy low-maintenance living in a friendly community. The main floor features a spacious, sun-filled living area, a generous dining space, and a large kitchen with plenty of cabinetry, a central island, and room to entertain. Upstairs, you'll find 3 comfortable bedrooms, including a primary suite complete with a huge walk-in closet and access to the large 5pc bathroom that completes the upper floor. Upstairs you will find the BRAND NEW stacked washer & dryer. This pet-friendly (with board approval) complex is well-run with low condo fees, and the unit comes with a double car garage for secure parking and extra storage. 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 and oven (2023), new furnace blower motor (2022), and new hot water tank (2021).