



GRASSROOTS
REALTY GROUP

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152, 300 Evanscreek Court NW
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

DOUBLE CAR GARAGE! Well-maintained complex, low condo fees, and **PET-FRIENDLY!!** Welcome to this well-maintained 3-bedroom townhouse located in the heart of Evanston with easy access to Stoney Trail. The main floor features a spacious, sun-filled living area, a generous dining space, and a large, open kitchen with plenty of cabinetry, a central island, and room to entertain. Upstairs, you'll find 3 comfortable bedrooms, including the primary bedroom, big enough for king bed furniture and complete with a **WALK-IN** closet + access to the large 5pc bathroom. **BRAND NEW** stacked washer & dryer. A spacious attached double car garage provides secure parking, storage or a place to work. 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 (2023), new furnace blower motor (2022), and new hot water tank (2021).