



**33, 300 Evanscreek Court
Calgary, Alberta**

MLS # A2290405



\$399,900

Division:	Evanston		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Off Street		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

Welcome to 33–300 Evanscreek Court NW in the heart of Evanston. This well-kept two-storey townhouse offers over 1,300 sq ft of comfortable living space, a double attached garage, and low monthly condo fees. The main floor is bright and functional with an open layout that makes everyday living easy. The spacious living room flows into a dedicated dining area and a well-designed kitchen featuring an island and newer appliances. Whether you’re hosting friends or keeping an eye on homework at the table, the layout just works. A convenient 2-piece bathroom completes the level. Upstairs, you’ll find three bedrooms, including a generous primary retreat with a walk-in closet and private 3-piece ensuite. A full 4-piece bathroom serves the additional bedrooms, making it ideal for families, guests, or a home office setup. The unfinished basement is a blank canvas, ready for future development, extra storage, or a personal gym space. This professionally managed complex offers visitor parking, snow removal, and it's pet friendly! You’re steps from parks, playgrounds, schools, and walking paths, and only minutes to shopping, restaurants, and major roadways like Stoney Trail for an easy commute. Vacant and ready for possession, this is a fantastic opportunity to own in one of northwest Calgary’s most popular communities. For more information, photos, and a guided 360 tour, click the links below!