



**31, 300 Evanscreek Court NW
Calgary, Alberta**

MLS # A2297455



\$399,900

Division:	Evanston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: TV-Wall Mount, Racks in Kitchen Closet, Storage Under Half Bath Sink

Meet "Emma" - End Unit | 2 Bed + Den | Double Attached Garage | Finished Basement - Meticulously maintained and ideally positioned as an end unit, this bright 2 storey townhouse offers a functional layout with thoughtful upgrades throughout. The open-concept kitchen is filled with natural light and features full-height cabinetry, an eating island with a counter space extender, a unique chalkboard wall, and updated appliances including a stove (2026) and fridge (2019). The spacious living area provides flexibility for both lounging and dining, complemented by ample storage with multiple cupboards and two pantries. A convenient 2-piece bathroom with added under-sink storage completes the main floor. Upstairs, you'll find two well-sized bedrooms plus a versatile den, ideal for a home office, additional living space or to add a bedroom. The large primary bedroom includes a walk-in closet and a renovated ensuite, featuring a new shower and updated flooring (2024). The second bedroom is equally functional with a Murphy bed and desk setup (negotiable). A washer and dryer (2019) are also conveniently located on this level. The fully finished basement, completed in 2019, adds additional living space with an open rec area and nook, along with a water softener (2019) and a recently updated furnace (2024). Furthermore, enjoy the convenience of a double attached garage along with additional street parking. The well-managed condo complex has seen major exterior updates, including new roof and siding (2025), offering peace of mind for years to come. Located in the sought-after community of Evanston, this home provides access to scenic pathways, parks, schools, shopping, and quick connections to major routes, making it an ideal blend of comfort, convenience, and community living.