

**36, 300 Evanscreek Court NW
Calgary, Alberta**

MLS # A2202216



\$495,000

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Front Yard, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

OPEN HOUSE SUN 1-3pm!! FULLY RENOVATED townhouse with DOUBLE ATTACHED GARAGE, backing onto school park/playground and walking distance to amenities, shopping, playground, schools & public transit. This BRIGHT & FULLY FINISHED unit offers an OPEN FLOOR PLAN featuring a spacious living room which flows really well with the casual dining area separated by a well-equipped kitchen boasting NEW stainless steel appliances & cabinets with plenty of storage space, and a 2pc powder room tucked away in the corner completes the main level. Upstairs you will find a good-sized master bedroom with a huge walk-in closet & 3pc ensuite, two more bedrooms sharing the main 4pc bathroom (smaller bedroom doesn't have a closet and can be used as a kids/flex room or office) and laundry room with stacked washer & dryer. Downstairs there's one more spacious & private bedroom, a separate closed off utility room, and access to your over-sized double garage. Brand new renos include an upgraded kitchen, finished basement, stylish decor, refinished garage and NEW countertops, light fixtures, toilets, paint & vinyl plank flooring throughout the house. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home!