

\$415,900 - 83, 300 Evanscreek Court Nw, Calgary

MLS® #A2214765

\$415,900

2 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to your new home in the vibrant community of Evanston! This beautifully maintained 2-bedroom, 1-bathroom end-unit townhome offers a perfect blend of comfort, style, and convenience—ideal for first-time buyers, downsizers, or investors. Step inside and discover an inviting open-concept layout featuring newer laminate flooring and fresh paint throughout, creating a bright and contemporary atmosphere. The spacious living room seamlessly connects the living and dining areas, making it perfect for entertaining or relaxing. Large south-facing windows fill the space with natural light and offer picturesque views of the adjacent school green space, which can also be enjoyed from your private, oversized balcony. The modern kitchen is a chef's delight, boasting stainless steel appliances, rich mocha-colored cabinetry, and a central island with a stunning waterfall countertop and breakfast bar — ideal for casual dining or hosting guests. Retreat to the generous primary bedroom, complete with a walk-through closet and direct access to a stylish Jack and Jill 4-piece bathroom. Additional features include in-suite laundry, in-floor heating, a tankless hot water system, and an upgraded water softener, ensuring year-round comfort and efficiency. Enjoy the convenience of a single attached insulated garage and a desirable end-unit location offering extra privacy.



Situated with quick access to Stoney Trail, and just minutes from local schools, parks, dining, and shopping—including CrossIron Mills, as well as Creekside Trail just blocks away! This home offers the best of suburban living with easy city access.

Don't miss your chance to own this exceptional property in one of Calgary's most sought-after communities!

Built in 2008

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2214765 |
| Price | \$415,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,080 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 83, 300 Evanscreek Court Nw |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0B8 |

Amenities

| | |
|----------------|-------------------------------------------------------------|
| Amenities | Park, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s), Recessed Lighting, Tankless Hot Water |
| Appliances | Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Water Softener, Window Coverings, Tankless Water Heater |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Balcony, Playground |
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind, Paved, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 1 |
| Zoning | M-1 d100 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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