\$424,900 - 107, 300 Evanscreek Court Nw, Calgary

MLS® #A2256586

\$424,900

2 Bedroom, 3.00 Bathroom, 1,304 sqft Residential on 0.03 Acres

Evanston, Calgary, Alberta

Beautifully styled with modern finishes, this 3 storey townhome offers a bright and functional layout designed for comfort and connection. An insulated and drywalled single attached garage with storage connects to the entry level for everyday convenience. On the main floor, 9' ceilings set the stage for a bright and open layout. A welcoming living room is styled with a feature wall that adds warmth and character. Patio sliders bring in natural light and open to a south facing balcony with green space views, an ideal backdrop for barbeques or quiet evenings outdoors. The adjacent dining room is anchored by designer lighting and flows easily into the stunning kitchen where 2 toned cabinetry, stainless steel appliances, a pantry and a large island provide both style and utility for casual gatherings or daily routines. A versatile flex space offers endless options for a home office, hobby room, media lounge or gym. Handily a stylish powder room completes this level. Upstairs, a spacious primary retreat includes a walk in closet and a private 4 pc ensuite, while a second large bedroom also enjoys a walk in closet and nearby access to another 4 pc bathroom. Convenient upper level laundry enhances everyday function. Comfort is assured with tankless hot water, in-floor heating and a water softener for efficiency and ease. This quiet complex is surrounded by pathways, parks and green space, with Kenneth D. Taylor School just a short walk away. Nearby Evanston Towne Centre offers







shops and restaurants within minutes, while the environmental reserve and winding community pathways encourage a walkable lifestyle in this extremely connected neighbourhood. Offering style, comfort and convenience in equal measure, this home is a perfect fit for today's modern lifestyle!

Built in 2008

Essential Information

MLS® # A2256586

Price \$424,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,304

Acres 0.03

Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 107, 300 Evanscreek Court Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0B6

Amenities

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Soaking Tub, Storage, Low Flow Plumbing Fixtures,

Tankless Hot Water

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Water Softener, Window Coverings, Tankless Water Heater

Heating In Floor, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Landscaped, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 16th, 2025

Days on Market 1

Zoning M-1 d100

Listing Details

Listing Office eXp Realty

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