

\$449,900 - 104, 300 Evanscreek Court Nw, Calgary

MLS® #A2223159

\$449,900

3 Bedroom, 3.00 Bathroom, 1,421 sqft

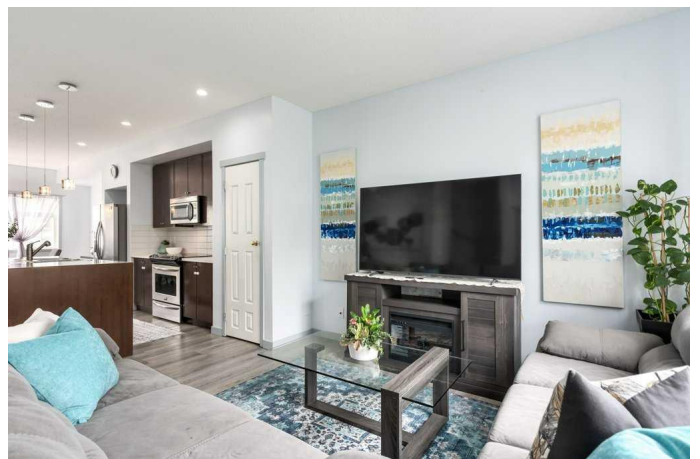
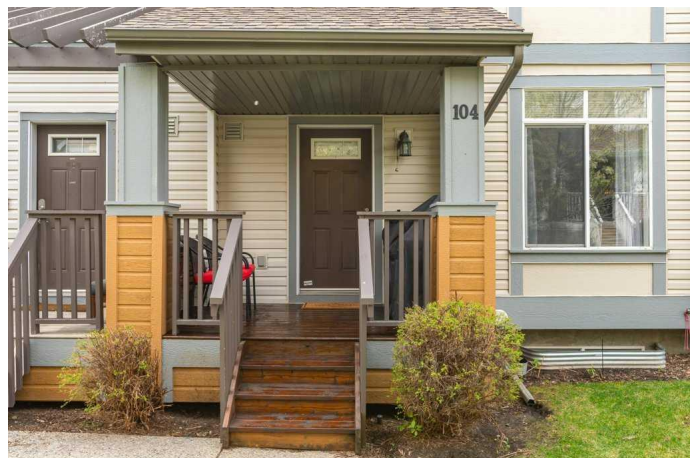
Residential on 0.03 Acres

Evanston, Calgary, Alberta

Nestled in one of Calgary's most family-friendly communities, this beautifully appointed home is the perfect blend of style, comfort, and convenience. Situated steps from scenic walking trails and natural ravines, this residence offers a tranquil lifestyle without compromising urban accessibility. With top-rated schools, charming caf s, grocery stores, and boutique shopping just moments away and quick connections to Stoney Trail for effortless downtown commutes or mountain escapes this location was designed for modern living at its finest.

As you arrive, the inviting front porch welcomes you with timeless curb appeal and thoughtful design. A double attached garage offers everyday practicality, while inside, the home opens up into a bright, airy space made for gathering and relaxing. The open-concept layout flows effortlessly from the expansive living room to the elegant dining area and gourmet kitchen, where a sun-filled, south-facing window illuminates the space, stainless steel appliances, and abundant of cabinetry including a pantry for optimal storage. Whether hosting dinner or enjoying quiet mornings, this home is made for moments that matter.

Upstairs, the spacious primary suite provides a serene escape, complete with a private ensuite and walk-in closet, while two additional bedrooms and upper-level laundry offer ideal



functionality for family living. A fully developed basement adds even more flexibility, featuring a fourth bedroom that can be used as a flex space, gym, office or bedroom. With 4 bedrooms, 2.5 baths, and timeless finishes throughout, this Evanston gem is more than a homeâ€”itâ€™s a lifestyle.

Built in 2007

Essential Information

MLS® #	A2223159
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	104, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0B8

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	14
Zoning	M-1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.