



THE
A-TEAM

**RE/MAX
FIRST**

300 EVANSCREEK Court #22, Calgary T3P 0B6

MLS® #: **A2115579**

Area: **Evanston**

Listing Date: **03/23/24**

List Price: **\$474,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,421**
Low Sqft:
Ttl Sqft: **1,421**

DOM

57

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Landscaped

Double Garage Attached,Garage Door Opener,Insulated

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate,Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 16`0"	Dining Room	Main	8`11" x 13`5"
Kitchen	Main	13`4" x 10`11"	2pc Bathroom	Main	5`3" x 5`5"
Bedroom	Second	9`1" x 12`9"	Bonus Room	Second	9`10" x 7`10"
5pc Bathroom	Second	7`11" x 10`4"	Bedroom - Primary	Second	15`8" x 13`8"
Storage	Lower	15`6" x 12`7"			

Legal/Tax/Financial

Condo Fee:
\$354

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0810328**

Remarks

Pub Rmks: **Beautiful 2 storey townhouse! 3 bedrooms (2 bedrooms and 1 den/room) and 1.5 baths! Open concept design with double attached garage! The unit has open floor with 9 feet ceiling, hardwood floor, big wndows, large living room, huge dining room with custom kitchen, center island, counter tops and extended cabinets! Upper floor has a big master bedroom with large walk-in closet; 2nd bedroom and 3rd bedroom or den! Also a full bath, linen and laundry room. The basement has double garage and huge storage room! Close to all ammenities: schools, shopping, public transit, walking path, play ground and parks! Easy access to majors highways and roads: Stoney Trail, Country Hills, Beddington blvd and Deerfoot trail!**

Inclusions:
Property Listed By: **0
URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





