



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**300 EVANSCREEK Court #139, Calgary T3P 0B7**

MLS® #: **A2118051**

Area: **Evanston**

Listing Date: **04/24/24**

List Price: **\$483,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2008**

Lot Information

Finished Floor Area

Abv Sqft:

**1,489**

Low Sqft:

Ttl Sqft:

**1,489**

Lot Sz Ar:

Lot Shape:

DOM

**25**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Water Conditioner,Water Softener,Window Coverings**

Int Feat:

**Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`8" x 15`2"</b>
<b>Dinette</b>	<b>Main</b>	<b>8`0" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`2" x 13`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`7" x 3`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 11`3"</b>
<b>Den</b>	<b>Main</b>	<b>10`7" x 9`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 9`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Legal/Tax/Financial

Condo Fee:  
**\$348**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d100**

Legal Desc: **0912417**

Remarks

Pub Rmks: **LOCATION! QUICK POSESSION! MOVE IN READY! This townhome has one of the best locations in this charming complex backing onto greenspace & park with city views. The bright & spacious floor plan offers almost 1500 sq. ft of meticulously maintained living space and features the kitchen that has a warm yet contemporary feel and includes a large single tiered island with waterfall sides, stainless stove , overhead microwave, and dishwasher. The pantry & full height cabinetry provides an abundance of storage space. Unwind and relax in the family room that is adjacent to the dining area with patio doors & the sunny private balcony with Pergola. Completing this level is a den or home office with loads of natural light, in-floor heating, hardwood flooring, 9' ceilings, and a 2pc bathroom. 2 bedrooms, and convenient laundry room with storage are on the 2nd level. The sizeable Primary Bedroom will easily accommodate a king-sized bed and is highlighted with a 4-piece ensuite. Park your vehicles in the single car garage and driveway. Visitor parking is close by for friends and family to visit. This hone schools, transit, and all the greenspaces and walking paths that Evanston has to offer. All amenities are in the community including medical, grocery, restaurants, pubs, fast food, salons, and more. Low condo fees are a bonus!!!**

Inclusions: **n/a**  
Property Listed By: **RE/MAX Realty Professionals**

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

















