



THE
A-TEAM

**RE/MAX
FIRST**

300 EVANSCREEK Court #22, Calgary T3P 0B6

MLS® #: **A2162599**

Area: **Evanston**

Listing Date: **09/06/24**

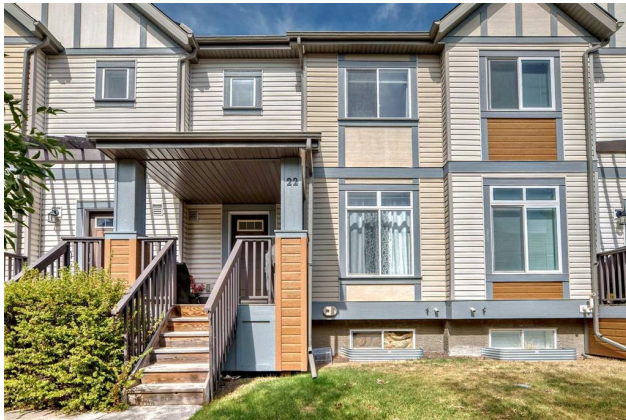
List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

Lot Feat: **Front Yard,Lawn,Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

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

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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**
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 16`0"
Kitchen	Main	13`4" x 10`11"
Bedroom	Second	9`1" x 7`10"
5pc Bathroom	Second	7`11" x 10`4"
Storage	Lower	15`9" x 12`7"

Room	Level	Dimensions
Dining Room	Main	8`11" x 13`5"
2pc Bathroom	Main	5`3" x 5`5"
Bonus Room	Second	9`10" x 7`10"
Bedroom - Primary	Second	15`8" x 13`8"

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 bath! Open concept design with double attached garage! In 2019, walls and ceiling were newly painted and 12 high efficient energy saving spotlights installed! In 2024, new water tank was installed! The unit has open floor plan with 9 ft ceiling, hardwood floor, big windows, large living room, huge dining room! Upper floor has large master bedroom with walk-in closet, 2nd room and 3rd bedroom or den! Basement has double garage and huge storage room! Close to all amenities: schools, shopping, public transit, playground and parks! Easy access to major highways and roads: Stoney Trail, Country Hills, Beddington blvd and Deerfoot Trail!**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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