

# \$459,900 - 11, 300 Evanscreek Court Nw, Calgary

MLS® #A2198353

**\$459,900**

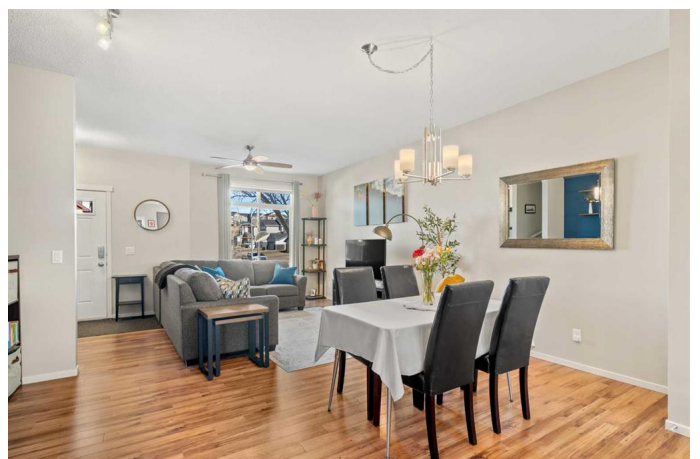
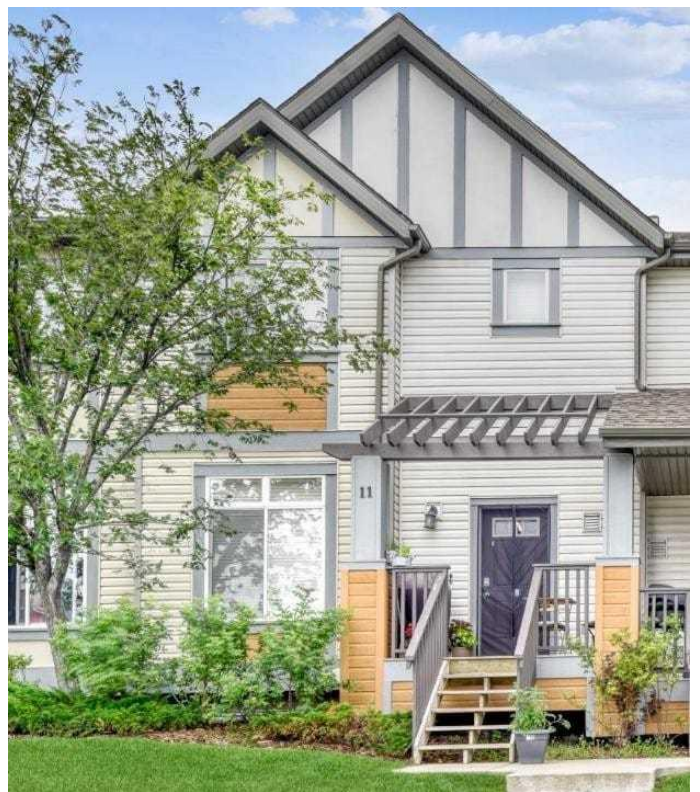
3 Bedroom, 3.00 Bathroom, 1,437 sqft  
Residential on 0.00 Acres

Evanston, Calgary, Alberta

Prime Location, Prime Lifestyle!

Welcome to the Creekside Chalet, perfectly situated near stunning walking trails that guide you through beautiful natural landscapes and ravines. This home offers the ideal combination of tranquility and convenience, with grocery stores, restaurants, shopping, and schools all within walking distance. Enjoy easy access to downtown via Stoney Trail or head straight to the mountains for weekend getaways—this location truly offers the best of both worlds.

As you approach your new home, you'll be greeted by a charming porch, providing direct access to the interior or the convenience of a double attached garage—perfect for those colder days. Inside, the open-concept main floor is designed for easy living and entertaining, featuring a spacious living room, dining area, and a large kitchen that's a chef's dream. The south-facing kitchen window floods the space with natural light, while the ample cabinetry and two pantries offer plenty of storage. Sleek stainless steel appliances make this kitchen a standout. A convenient powder room rounds out the main floor. Upstairs, you'll find three generously-sized bedrooms ideal for family living. The primary suite is your private retreat, complete with its own ensuite bathroom and a walk-in closet offering excellent storage options. Laundry is conveniently located on this level. The unfinished basement is a blank canvas, ready for you to personalize—whether as a



home gym, office, or recreation room, the possibilities are endless!

Built in 2006

### **Essential Information**

MLS® #	A2198353
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	11, 300 Evanscreek Court Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0B7

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Additional Parking, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	7
Zoning	M-1

### **Listing Details**

Listing Office	CIR Realty
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