

**81, 300 Evanscreek Court NW**  
**Calgary, Alberta**

**MLS # A2306535**



**\$359,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Evanston  |               |                   |
| <b>Type:</b>     | Residential/Triplex   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 981 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Insulated, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Corner Lot, Landscaped, Treed     |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 278   |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan |                   |          |

**Inclusions:** N/A

Welcome to this beautifully designed end-unit, bungalow-style townhouse in the heart of Evanston, offering the perfect blend of comfort, convenience, and low-maintenance living. Overlooking the peaceful green space of Kenneth D. Taylor School, this thoughtfully planned home features two private patios, ideal for enjoying quiet mornings, fresh air, and unobstructed views year-round. Inside, the bright and open layout is made for effortless living. The spacious open-concept kitchen and living room create a warm, inviting atmosphere—perfect for relaxing, entertaining, or working from home. With 980 sq ft, this home offers 2 generously sized bedrooms and 2 full bathrooms, including a well-appointed primary suite designed for everyday comfort. Enjoy the benefits of in-floor heating and an attached single garage, adding practicality and energy efficiency to your daily routine. The low condo fee of only \$277.50/month makes this an exceptional opportunity for homeowners and investors alike. This property is currently leased at \$1,900/month, with the lease in place until August 31, 2026—tenants pay their own utilities, offering a turnkey investment with stable income from day one. Located steps from parks, pathways, schools, and all the amenities Evanston has to offer, this home delivers a lifestyle of ease and accessibility. Whether you're looking to expand your portfolio or settle into a serene, well-connected community, this bungalow townhouse is a rare find.