

**22, 300 Evanscreek Court NW**  
**Calgary, Alberta**

**MLS # A2211121**



**\$468,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Unfinished
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 354
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** none

Beautiful 2 storey townhouse! 3 bedrooms and 1.5 bath! Open concept design with double attached garage! Brand new appliances include refrigerator, oven and microwave! New water tank installed last year! In 2019, walls and ceiling were newly painted and 12 high efficient energy saving spot lights installed! Unit has open floor plan with 9 feet ceiling, laminate floor, big windows, large living room, huge dining room! Upper floor has large master bedroom with walk in closet, 2nd bedroom and 3rd room or den! Basement has double garage and huge storage room! Close to all amenities: schools, shoppings, public transit, playground and parks! Easy access to major highways and roads: Stoney trail, Country Hill blvd, Beddington blvd and Deerfoot!