

**153, 300 Evanscreek Court NW
Calgary, Alberta**

MLS # A2286825



\$359,900

Division:	Evanston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,079 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water		

Inclusions: None

Amazing opportunity to live in a top-floor unit with views for days! This 2nd-floor bungalow has it all! As you enter, you will discover an amazing open floorplan with 9-foot ceilings, SOUTH exposure letting in plenty of natural sunlight, complemented by the gorgeous laminate floor and large kitchen with plenty of counter space. Like to BBQ or soak in the sun? No problem, this property has a good-sized deck off the kitchen with amazing views for you to relax and enjoy. You will also discover this property has a large primary bedroom (room for a king-sized bed), walk through closet to your cheater door to the bathroom. If that's not enough, you can also enjoy your 2nd bedroom or office space, large storage room with a tankless hot water system, washer/dryer and your very own private single-car garage and driveway. Evanston has a small community feel and is home to many new shops within walking distance, including Sobeys, Shoppers Drug Mart and many restaurants and medical services. Let's not forget to mention being steps away from K-4 public school, and 2 catholic schools that are K-6 and K-9. This one is a must-see and the views are incredible!!