

210, 2300 Evanston Square NW Calgary, Alberta

MLS # A2230003



\$335,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 815 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|---------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 413 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed, Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: None

Welcome to this beautiful south-facing second-floor unit in the desirable Evanston Square community! Evanston Square is a quiet, modern complex that offers both comfort and convenience. This bright 2-bedroom, 2-bathroom suite features an open-concept floor plan, including a well organized kitchen with a island, a spacious living room, and a sunny south-facing balcony that overlooks a serene, tree-shaded courtyard—perfect for relaxing during the warm summer months. The bedrooms are thoughtfully located on opposite sides of the unit for added privacy. The primary bedroom includes a walk-in closet that leads to a private ensuite. You'll also find a generously sized in-suite laundry and storage room, along with a built-in desk—ideal for working from home. Additional highlights include brand-new carpet and laminate flooring, titled and heated underground parking, and a separate storage locker for your seasonal items. Located just steps from shopping, parks, walking paths, and a brand-new middle high school, this home offers everything you need within easy reach. Book your showing today—this one won’t last!