

212, 2300 Evanston Square NW
Calgary, Alberta

MLS # A2336870



\$219,900

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Hardwood, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Composite Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 328
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: N/A

Welcome to this well-maintained 1 Bedroom, 1 Bathroom Apartment in the desirable community of Evanston, offering 583 sq.ft. of living space with a functional open-concept layout, South-facing exposure, courtyard views, in-suite Laundry, and underground parking. Comfortable, practical, and low-maintenance, this home is a great option in a convenient Northwest Calgary location. Step inside to the open-concept layout, where hardwood flooring throughout creates a clean and practical main living space. The Kitchen features a functional design with tile backsplash, an extended breakfast bar, ample cabinetry, and good counter space for everyday cooking. The Dining area connects naturally with the Living Room, while the nearby Den offers added flexibility for a Home Office, study space, hobby area, or extra storage. The South-facing Living Room brings in natural light and opens directly to the covered Balcony overlooking the courtyard. Complete with a gas hookup, the Balcony extends the living space outdoors and provides a comfortable spot to enjoy fresh air, morning coffee, or summer BBQs. The Bedroom is well-sized and features a Walk-In Closet. A 4-piece Bathroom and in-suite Laundry Room with additional storage space further enhance the everyday functionality of the home. Additional highlights include underground parking and a separate Storage Locker, adding convenience and practicality to this well-designed unit. Located in the established community of Evanston, this home is close to Creekside Shopping Centre and Evanston Towne Centre for everyday shopping, dining, groceries, and services, with parks, playgrounds, and walking paths throughout the neighbourhood. Quick access to Stoney Trail and Symons Valley Parkway makes commuting around Northwest Calgary easy and convenient. A great opportunity to own a South-facing

Apartment with a Balcony, underground parking, and storage in a well-connected community. Book your private showing today!