



GRASSROOTS
REALTY GROUP

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**410, 2300 Evanston Square NW
Calgary, Alberta**

MLS # A2233020



\$334,900

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Elevator, French Door, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to Unit 410 at 2300 Evanston Square NW! This bright and beautifully maintained TOP-FLOOR condo offers a thoughtful layout with 2 bedrooms and 2 full bathrooms, perfect for first-time buyers, downsizers, or investors. Enjoy your morning coffee or evening unwind on the sunny south-facing balcony, which overlooks the tranquil courtyard and offers views toward Nose Hill Park. Inside, you'll find an open-concept design filled with natural light and enhanced by tasteful upgrades, including modern paint throughout and refinished kitchen cabinetry. The spacious living and dining areas create a welcoming atmosphere for everyday living and entertaining. Additional features include in-suite laundry, a separate storage locker, and titled heated underground parking. Ideally located in a quiet, well-managed building just steps from parks, walking paths, playgrounds, grocery stores, restaurants, shopping, transit, and major routes. Don't miss your chance to own this stylish, move-in-ready home in one of NW Calgary's most desirable communities.