



GRASSROOTS
REALTY GROUP

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**417, 2300 Evanston Square NW
Calgary, Alberta**

MLS # A2244673



\$359,900

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Composite Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 484
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: TV mount

Top floor, corner, huge 2 bedroom and 2 bathrooms apartment in well maintained Evanston Square. Great layout. Barely any space wasted on hallways. Barely any space wasted on hallways. Space enough for a dedicated dining area. Natural light bathed living room looks out to the patio and beyond without obstruction. Good size patio with glass panels and natural gas outlet for barbecue. Ample size primary bedroom comes with a walk-in closet, and a four piece bathroom with shower stall. The second bedroom is just as spacious as the primary bedroom. The kitchen comes with stainless steel appliances and most of them were replaced recently. The quart countertop, and breakfast bar complete the kitchen. The laundry room doubles as a storage room, room enough to store and forget. If this is not enough there is an assigned external storage unit. This home was painted about 3 years ago with bright and lively colour. The floor was levelled and flooring replaced. The size of the titled underground parking stall will provide added incentives to own this home. The width of the stall is 13.5 with a pillar on one side and the wall on the other. It is almost like having your own garage. It is pet friendly too. Two major shopping centres, Creekside and Sagehill Crossings and minutes away. Major retailers like Walmart, T & T superstore, banks and other amenities are within easy reach. You are never far away from anywhere with easy access to Stoney and Shaganappi Trail. Come, visit and make this your place.