



GRASSROOTS
REALTY GROUP

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304, 2300 Evanston Square NW
Calgary, Alberta

MLS # A2283031



\$234,900

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 297
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

This bright and well-maintained Evanston condo offers a smart, functional layout with a sense of ease that's felt the moment you step inside. Located on the third floor with south-facing exposure, the open living space is filled with natural light, creating a warm and welcoming atmosphere throughout the day. The kitchen features warm wood cabinetry and generous storage, opening seamlessly into the living and dining area where everyday moments and easy entertaining come together naturally. A built-in desk area provides a practical workspace, while the private balcony offers a sunny spot to enjoy a morning coffee or unwind at the end of the day. The bedroom is spacious and calming, complete with a large walk-in closet. In-suite laundry with additional built-in storage adds everyday convenience, complemented by a bright 4-piece bathroom. This home also includes a separate assigned storage unit and a titled underground parking stall. Set within a pet-friendly, well-managed building, the complex is surrounded by landscaped pathways and a welcoming sense of community. Evanston delivers the best of northwest Calgary living, with nearby parks, shopping, and everyday amenities, plus quick access to Stoney Trail, major commuter routes, and the Calgary International Airport. A low-maintenance home that feels comfortable, connected, and easy to settle into. Some photos have been virtually staged to illustrate potential use of space.