



**302, 2300 Evanston Square NW  
Calgary, Alberta**

**MLS # A2291603**



**\$324,145**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Beautiful 2-bedroom, 2-bathroom end-unit apartment located on the 3rd floor in the highly desirable community of Evanston. This home features an open-concept layout connecting the living room, dining area, and modern kitchen—perfect for comfortable living and entertaining. The bright kitchen is equipped with quartz countertops and an extra window that brings in plenty of natural light. The unit offers two well-sized bedrooms, including a spacious primary bedroom with its own ensuite bathroom. A good-sized in-unit laundry room adds extra convenience. Step out onto the decent-sized balcony, ideal for enjoying BBQs while taking in the excellent views.