



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

MLS # A2291603



\$324,145

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

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