



**313, 2300 Evanston Square NW
Calgary, Alberta**

MLS # A2303274



\$234,900

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Elevator, See Remarks, Storage		

Inclusions: N/A

This well-kept 1 bedroom, 1 full bathroom condo on the 3rd floor offers a great opportunity for first-time buyers, investors, or those looking to downsize. The unit includes 1 titled underground parking stall and 1 assigned storage cage for added convenience. Everyday essentials are just steps away at Evanston Towne Centre, including groceries, pharmacy, banking, dining, and other nearby shops and services. The community also offers access to parks and walking paths throughout, providing great options for outdoor enjoyment. Quick access to Stoney Trail makes commuting around Calgary simple and efficient.