



**411, 2300 Evanston Square NW
Calgary, Alberta**

MLS # A2151535



\$349,998

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	817 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

This is the one you've been waiting for! TOP FLOOR UNIT with a VIEW! Exceptionally well-designed 2 beds & 2 baths with great flow, spacious rooms, and loads of natural light and located on a very well managed, secured and PET FRIENDLY building. Modern KITCHEN CABINETS PROVIDE MORE ­STORAGE AND NEW UPGRADED FLOORING, Natural gas on the large balcony for BBQ. This beautiful home comes complete with an IN-SUITE laundry and HEATED UNDERGROUND TITLED parking. Garbage/Recycling room and storage are located on the first floor so no going outside in cold or rainy weather! A truly FABULOUS location as you are mere walking distance to restaurants, shopping, playground, grocery, transit, walking paths and easy access to major roads. The only thing missing from this home is … YOU! **VIRTUAL TOUR AVAILABLE**