# \$359,900 - 417, 2300 Evanston Square Nw, Calgary

MLS® #A2244673

## \$359,900

2 Bedroom, 2.00 Bathroom, 904 sqft Residential on 0.00 Acres

Evanston, Calgary, Alberta

Top floor, corner, huge 2 bedroom and 2 bathrooms apartment in well maintained Evanston Square. Great layout. Barely any space wasted on hallways Barely any space wasted on hallways. Space enough for a dedicated dining area. Natural light bathed living room looks out to the patio and beyond without obstruction. Good size patio with glass panels and natural gas outlet for barbecue. Ample size primary bedroom comes with a walk-in closet, and a four piece bathroom with shower stall. The second bedroom is just as spacious as the primary bedroom. The kitchen comes with stainless steel appliances and most of them were replaced recently. The quart countertop, and breakfast bar complete the kitchen. The laundry room doubles as a storage room, room enough to store and forget. If this is not enough there is an assigned external storage unit. This home was painted about 3 years ago with bright and lively colour. The floor was levelled and flooring replaced. The size of the titled underground parking stall will provide added incentives to own this home. The width of the stall is 13.5 with a pillar on one side and the wall on the other. It is almost like having your own garage. It is pet friendly too. Two major shopping centres, Creekside and Sagehill Crossings and minutes away. Major retailers like Walmart, T & T superstore, banks and other amenities are within easy reach. You are never far away from anywhere with easy access to Stoney and Shaganappi Trail.







Come, visit and make this your place.

#### Built in 2014

#### **Essential Information**

MLS® # A2244673 Price \$359,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 904
Acres 0.00
Year Built 2014

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 417, 2300 Evanston Square Nw

Subdivision Evanston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0G8

#### **Amenities**

Amenities Elevator(s), Visitor Parking, Secured Parking

Parking Spaces 1

Parking Oversized, Parkade, Secured, Titled, Underground

### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony

Construction Composite Siding, Wood Frame

#### **Additional Information**

Date Listed July 31st, 2025

Days on Market 94

Zoning M-1 d75

# **Listing Details**

Listing Office Grand Realty

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