

# **\$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	1
Zoning	M-1 d75

**Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.