


410, 2300 Evanston Square NW

Calgary, Alberta

MLS # A2233020



\$329,900



<b>Division:</b>	Evanston			
<b>Type:</b>	Residential/Low Rise (2-4 stories)			
<b>Style:</b>	Apartment-Single Level Unit			
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2014 (11 yrs old)	
<b>Beds:</b>	2	<b>Baths:</b>	2	
<b>Garage:</b>	Parkade, Underground			
<b>Lot Size:</b>	-			
<b>Lot Feat:</b>	-			
<b>Heating:</b>	Baseboard		<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank		<b>Sewer:</b>	-
<b>Roof:</b>	-		<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-		<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame		<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-		<b>Utilities:</b>	-
<b>Features:</b>	Elevator, French Door, No Smoking Home, See Remarks			
<b>Inclusions:</b>	N/A			

Welcome to Unit 410 at 2300 Evanston Square NW! This bright and beautifully maintained TOP-FLOOR condo offers a thoughtful layout with 2 bedrooms and 2 full bathrooms, perfect for first-time buyers, downsizers, or investors. Enjoy your morning coffee or evening unwind on the sunny south-facing balcony, which overlooks the tranquil courtyard and offers views toward Nose Hill Park. Inside, you’ll find an open-concept design filled with natural light and enhanced by tasteful upgrades, including modern paint throughout and refinished kitchen cabinetry. The spacious living and dining areas create a welcoming atmosphere for everyday living and entertaining. Additional features include in-suite laundry, a separate storage locker, and titled heated underground parking. Ideally located in a quiet, well-managed building just steps from parks, walking paths, playgrounds, grocery stores, restaurants, shopping, transit, and major routes. Don’t miss your chance to own this stylish, move-in-ready home in one of NW Calgary’s most desirable communities.