

# **\$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 | 91              |
| Zoning         | M-1 d75         |

**Listing Details**

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

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