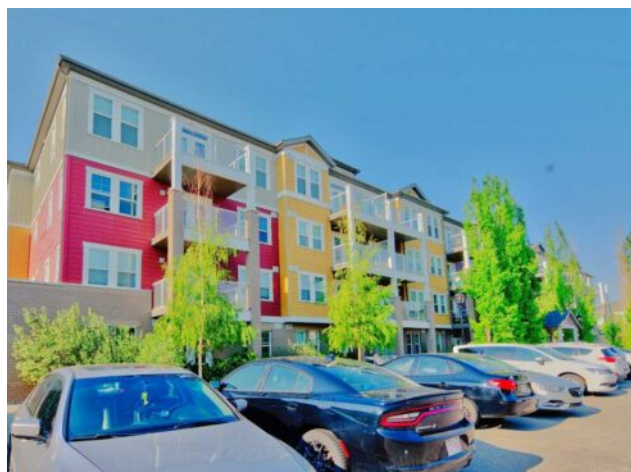


210, 2300 Evanston Square NW  
Calgary, Alberta

MLS # A2230003



# \$335,000

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful south-facing second-floor unit in the desirable Evanston Square community! Evanston Square is a quiet, modern complex that offers both comfort and convenience. This bright 2-bedroom, 2-bathroom suite features an open-concept floor plan, including a well organized kitchen with a island, a spacious living room, and a sunny south-facing balcony that overlooks a serene, tree-shaded courtyard&mdash;perfect for relaxing during the warm summer months. The bedrooms are thoughtfully located on opposite sides of the unit for added privacy. The primary bedroom includes a walk-in closet that leads to a private ensuite. You'll also find a generously sized in-suite laundry and storage room, along with a built-in desk&mdash;ideal for working from home. Additional highlights include brand-new carpet and laminate flooring, titled and heated underground parking, and a separate storage locker for your seasonal items. Located just steps from shopping, parks, walking paths, and a brand-new middle high school, this home offers everything you need within easy reach. Book your showing today&mdash;this one won't last!