

**407, 2300 Evanston Square NW**  
**Calgary, Alberta**

**MLS # A2302585**



**\$315,000**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully updated 2-bedroom, 2-bathroom apartment in the desirable community of Evanston. Situated on the TOP FLOOR, this unit offers a bright, functional layout with enhanced privacy and thoughtful upgrades throughout. The home features BRAND-NEW vinyl plank flooring in the main living areas and BRAND-NEW carpet in both bedrooms. The open-concept kitchen is equipped with stainless steel appliances and flows seamlessly into the living and dining spaces—perfect for both everyday living and entertaining. The primary bedroom includes a walk-in closet and a private ensuite bathroom. The second bedroom is generously sized and ideal for guests, family, or a home office. A built-in desk adds excellent functionality for working or studying from home. Step out onto your private top-floor balcony to enjoy morning coffee or unwind in the evening with open views and added privacy. Additional highlights include: UNDERGROUND TITLED PARKING stall, in-suite laundry, with the laundry room doubling as a spacious storage area and an assigned external storage unit, providing even more storage space. The location is unbeatable—just minutes from Creekside and Sage Hill Crossing shopping centres, offering major retailers such as Walmart, T&T Supermarket, banks, and a wide variety of amenities. With easy access to Stoney Trail and Shaganappi Trail, commuting across the city is quick and convenient. This well-maintained condo offers the perfect balance of comfort, convenience, and value, making it an excellent opportunity for homeowners and investors alike. Come, visit, and make this your new place to call home.