

# \$335,000 - 210, 2300 Evanston Square Nw, Calgary

MLS® #A2230003

**\$335,000**

2 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

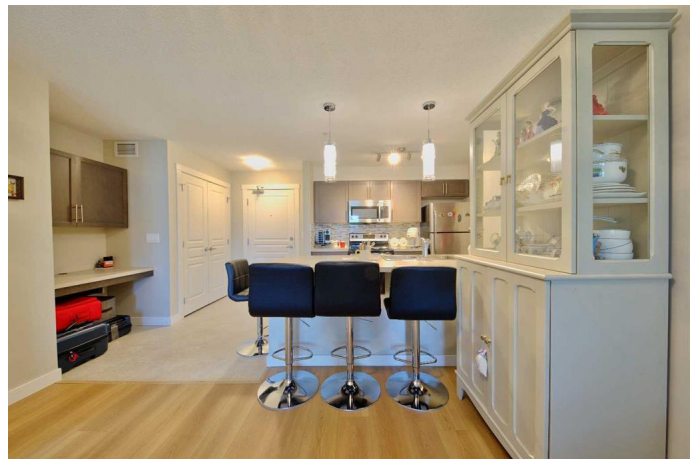
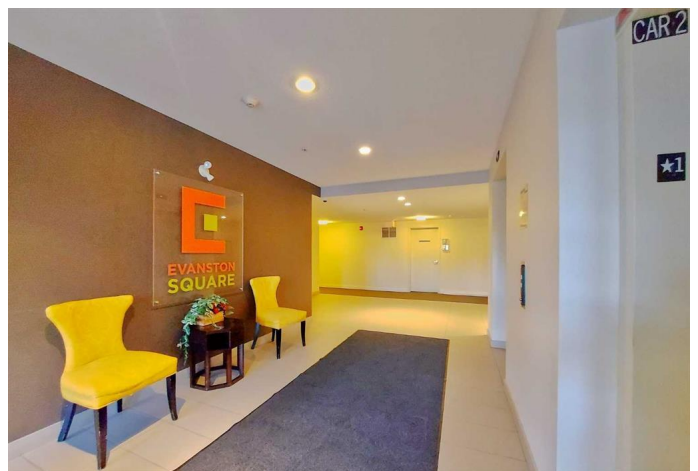
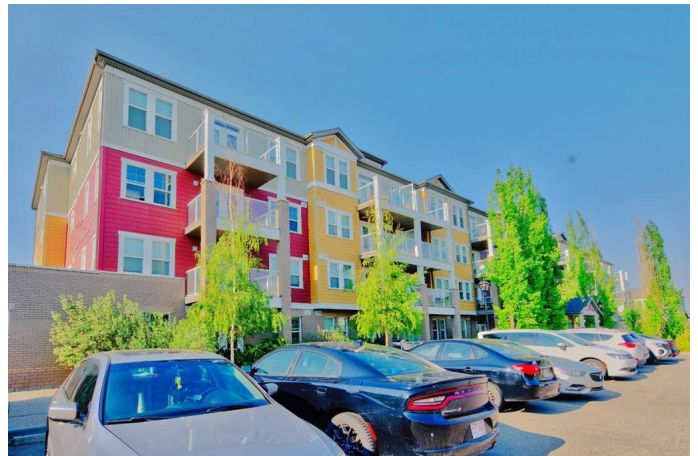
Welcome to this beautiful south-facing second-floor unit in the desirable Evanston Square community! Evanston Square is a quiet, modern complex that offers both comfort and convenience. This bright 2-bedroom, 2-bathroom suite features an open-concept floor plan, including a well organized kitchen with a island, a spacious living room, and a sunny south-facing balcony that overlooks a serene, tree-shaded courtyard—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—ideal for working from home. Additional highlights include brand-new carpet and laminate flooring, tiled 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—this one won't last!

Built in 2014

## Essential Information

MLS® #

A2230003



|                |                   |
|----------------|-------------------|
| Price          | \$335,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 815               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 210, 2300 Evanston Square Nw |
| Subdivision | Evanston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 0G8                      |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Playground, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Underground                                                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Courtyard                        |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | M-1 d75         |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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