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312, 2300 Evanston Square NW  
Calgary, Alberta

MLS # A2224509



\$265,000

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Discover effortless living in this exceptionally maintained one-bedroom condo in Evanston Square, where privacy, comfort, and convenience come together seamlessly. Step into a bright, open layout filled with natural light, leading to a private south-facing balcony perfect for morning coffee or evening relaxation. Designed for modern living, the spacious unit offers a smooth flow between the kitchen, dining, and living areas, allowing for versatile furnishing options. A built-in desk makes working from home easy, while the generously sized primary bedroom accommodates a king-size bed and extra furniture. Additional highlights include a full four-piece bathroom, in-suite laundry, heated underground titled parking, and a secure storage locker. Recent upgrades, including brand-new carpet, enhance the fresh and inviting atmosphere. Located in Evanston Square, this condo is just minutes from shopping, parks, and transit, making it a prime choice for buyers looking for an apartment in Calgary. Don't miss out, book your private viewing today!