

**107, 2300 Evanston Square NW**  
**Calgary, Alberta**

**MLS # A2220079**



**\$309,900**

<b>Division:</b>	Evanston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters		

**Inclusions:** none

Welcome to this beautifully maintained and move-in ready 2-bedroom, 2-bathroom condo in the highly desirable, pet-friendly Evanston Square. This open-concept unit offers a modern layout with bedrooms on opposite sides for added privacy—perfect for roommates, guests, or a home office setup. Enjoy upgraded features throughout, including: Hardwood flooring, Quartz countertops, Stainless steel appliances, Breakfast bar, Spacious den/laundry/storage room, Built-in computer station/desk, Titled underground parking, Convenient storage locker on the same floor as the unit. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom has access to its own 4-piece bathroom. Step out to your private patio, a perfect spot for morning coffee or summer evenings. Condo fees include heat and water, making for easy budgeting. Located just minutes from shopping centers, schools, parks, and transit, this unit offers both comfort and convenience in one of Calgary's most popular communities. With limited apartment availability in Evanston, this gem won't last long.