

# \$329,900 - 410, 2300 Evanston Square Nw, Calgary

MLS® #A2233020

**\$329,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to Unit 410 at 2300 Evanston Square NW! This bright and beautifully maintained TOP-FLOOR condo offers a thoughtful layout with 2 bedrooms and 2 full bathrooms, perfect for first-time buyers, downsizers, or investors. Enjoy your morning coffee or evening unwind on the sunny south-facing balcony, which overlooks the tranquil courtyard and offers views toward Nose Hill Park.

Inside, you'll find an open-concept design filled with natural light and enhanced by tasteful upgrades, including modern paint throughout and refinished kitchen cabinetry. The spacious living and dining areas create a welcoming atmosphere for everyday living and entertaining.

Additional features include in-suite laundry, a separate storage locker, and titled heated underground parking. Ideally located in a quiet, well-managed building just steps from parks, walking paths, playgrounds, grocery stores, restaurants, shopping, transit, and major routes.

Don't miss your chance to own this stylish, move-in-ready home in one of NW Calgary's most desirable communities.

Built in 2014

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2233020          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 844               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 410, 2300 Evanston Square Nw |
| Subdivision | Evanston                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 0G8                      |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking, Other |
| Parking Spaces | 1                                                   |
| Parking        | Parkade, Underground                                |
| # of Garages   | 1                                                   |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Elevator, French Door, No Smoking Home, See Remarks                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | None                                                                               |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other, Storage       |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 11              |
| Zoning         | M-1 d75         |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Argos Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.