

\$365,000 - 216, 2300 Evanston Square Nw, Calgary

MLS® #A2120918

\$365,000

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Evanston, Calgary, Alberta

Welcome to your new RARE 2 bed 2 bath END UNIT in the heart of Evanston! Located within walking distance to FreshCo grocery, dining, professional services and medical facilities, you'll love the CONVENIENCE and comfort of this close-knit and ESTABLISHED community. Walking in, you're greeted by the contemporary, open concept layout featuring engineered hardwood floors and knockdown ceilings, brightly lit with sunny SOUTHERN EXPOSURE. The primary bedroom boasts NEW CARPET, large walk-in closet and your own 3 piece ENSUITE bath. The second bedroom is generously sized with the 4 piece bath located conveniently across the hall. Wide granite counters in the kitchen provide an ideal gathering place at dinner time, making cooking and socializing a breeze, beforeÂ soaking up the late day sun on the large balcony. Evanston offers great community interaction, with regular get-togethers scheduled at the nearby park -- great for meeting your neighbors and making new friends. Not congested with other condos, the community provides a peaceful and private living experience, benefitting from it's many parks and pathways. Whether commuting or exploring nearby amenities, your drive is made easy with quick access to Stoney Trail, with TITLED underground parking and ADDITIONAL private parking stall right out front. To top it off, the complex is largely owner occupied with wonderful neighbours. It could all be yours in just a few weeks with QUICK



POSSESSION available. Call your favorite REALTOR to book a showing!

Built in 2014

Essential Information

MLS® #	A2120918
Price	\$365,000
Sold Price	\$378,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	216, 2300 Evanston Square Nw
Subdivision	Evanston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0G8

Amenities

Amenities	Elevator(s), Park, Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Electric Gate, Heated Garage, Other, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas

Cooling	None
# of Stories	4
Exterior	
Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	April 18th, 2024
Days on Market	10
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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