



## 2300 Evanston Square Calgary Alberta

\$349,998

This is the one you've been waiting for! TOP FLOOR UNIT with a VIEW! Exceptionally well-designed 2 beds & 2 baths with great flow, spacious rooms, and loads of natural light and located on a very well managed, secured and PET FRIENDLY building. Modern KITCHEN CABINETS PROVIDE MORE -STORAGE AND NEW UPGRADED FLOORING, Natural gas on the large balcony for BBQ. This beautiful home comes complete with an IN-SUITE laundry and HEATED UNDERGROUND TITLED parking. Garbage/Recycling room and storage are located on the first floor so no going outside in cold or rainy weather! A truly FABULOUS location as you are mere walking distance to restaurants, shopping, playground, grocery, transit, walking paths and easy access to major roads. The only thing missing from this home is ... YOU! \*\*VIRTUAL TOUR AVAILABLE\*\* (id:6769)

4pc Bathroom 5.00 Ft x 8.50 Ft

4pc Bathroom 9.42 Ft x 5.00 Ft

Bedroom 13.17 Ft x 8.50 Ft

Foyer 9.42 Ft x 8.08 Ft

Kitchen 9.42 Ft x 9.50 Ft

Laundry room 8.08 Ft x 5.67 Ft

Living room 18.00 Ft x 11.92 Ft

Primary Bedroom 14.50 Ft x 9.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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