



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2300 EVANSTON Square #411, Calgary T3P 0G8**

MLS® #: **A2151535**

Area: **Evanston**

Listing Date: **07/22/24**

List Price: **\$349,998**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **817**  
Low Sqft:  
Ttl Sqft: **817**

DOM

**56**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Boiler**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 11`11"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`5" x 5`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`5" x 8`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`1" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 9`5"</b>

Legal/Tax/Financial

Condo Fee: **\$430**

Title: **Fee Simple**

Zoning: **M-1 d75**

Fee Freq:  
**Monthly**

Legal Desc: **1411432**

Remarks

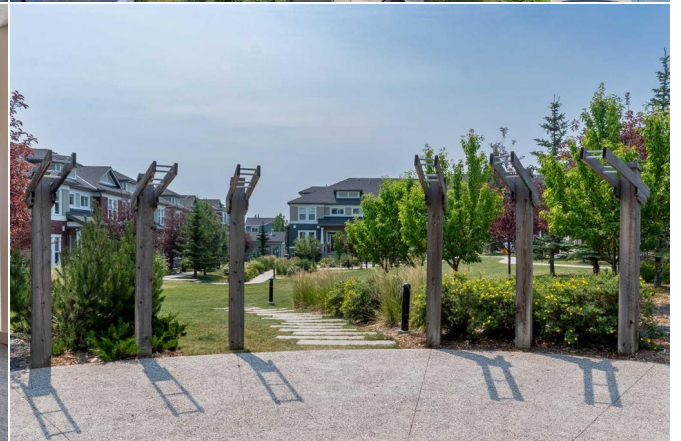
Pub Rmks: **This is the one you've been waiting for! TOP FLOOR UNIT with a VIEW! Exceptionally well-designed 2 beds & 2 baths with great flow, spacious rooms, and loads of natural light and located on a very well managed, secured and PET FRIENDLY building. Modern KITCHEN CABINETS PROVIDE MORE STORAGE 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\*\*****

Inclusions: **None**  
Property Listed By: **Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









411-2300 Evanston Square NW, Calgary, AB

Main Floor Interior Area 917.34 sq ft



PREPARED: 2024/07/01



White spaces are excluded from total floor area in EXUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.