409 2300 Evanston Square NW

Calgary | Active | MLS® A2347221

$130,000



Bathrooms	Year Built	Living area
1	**2014**	**380.49 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

TOP FLOOR | STUDIO LAYOUT | GREAT OPPORTUNITY | ASSIGNED PARKING | LOW CONDO FEES | Whether you're a FIRST-TIME BUYER ready to make a place your own or an INVESTOR looking for your next opportunity, this TOP-FLOOR STUDIO CONDO offers an affordable entry into the market with plenty of potential. The OPEN-CONCEPT STUDIO LAYOUT makes efficient use of the space, with 380+ SQ FT and 9' CEILINGS. The kitchen features plenty of cabinetry and counter space along with an ISLAND for additional prep space and casual seating. The open living area gives you flexibility to create distinct spaces for sleeping, relaxing and dining. Step outside onto the LARGE BALCONY, extending your living space outdoors for morning coffee or enjoying the warmer months. IN-SUITE LAUNDRY adds everyday convenience, while ASSIGNED PARKING and MAIN-FLOOR STORAGE add even more practicality. Located in EVANSTON, you're close to parks, pathways, shopping, restaurants and everyday amenities. Evanston Towne Centre, Creekside Shopping Centre and Sage Hill Crossing are all within easy reach, with convenient access to Stoney Trail and Shaganappi Trail for getting around the city. With a TOP-FLOOR LOCATION, efficient studio layout, large balcony, assigned parking, additional storage and the opportunity to MAKE IT YOUR OWN, this is a great option for a first-time buyer or investor looking to get into the Calgary market.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347221
Bathrooms	1
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Loft/Bachelor/Studio
Total Living Area:	380.49 sq. ft.
Main Level Finished Area:	380.49 sq. ft.

Condo Fee:	$183.92
Condo Fee Includes:	Common Area Maintenance, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2014 (Age: 12)
Bedrooms:	0 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1411432
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Evanston Square
Community:	Evanston
Amenities:	Elevator(s), Visitor Parking
Appliances:	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	All items included "AS IS"
Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Kitchen With Eating Area · 17'10" × 7' ·
Main Floor	Living Room · 18'6" × 8'7" ·
Main Floor	Foyer · 6'6" × 3'9" ·
Main Floor	Laundry · 6'2" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d75
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/409-2300-evanston-square-nw-calgary-a2347221/

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