

**1206, 2518 Fish Creek Boulevard SW
Calgary, Alberta**

MLS # A2252109



\$309,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: n/a

Imagine living just steps from the endless pathways and natural beauty of Fish Creek Park! This is a fantastic opportunity to own a 2 bedroom, 2 bathroom condo in one of Calgary's most sought after locations. Inside, you'll enjoy a bright, open concept layout designed for both comfort and functionality. The spacious dining area flows seamlessly into the kitchen and living room, where sliding glass doors open to a generous balcony—perfect for morning coffee or evening relaxation. Modern laminate flooring throughout adds warmth and style. The primary suite features a walk through closet leading to a private 4 piece ensuite, while a second well sized bedroom and full bathroom provide flexibility for guests, family, or a home office. An in suite laundry room adds everyday convenience. With quick access to Stoney Trail, commuting around Calgary is effortless. Costco and the Costco Gas Station are just minutes away, and you'll also love being close to transit, shopping, schools, and all essential amenities. This home truly combines location, lifestyle, and value—don't miss your chance to make it yours!