

2205, 2518 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2257162



\$329,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 848 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------|-------------------|---------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 614 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

This quiet 2 BEDS/2-BATHS condo offers stunning views of FISH CREEK PARK, giving you direct access to hiking and bike trails. The spacious open-concept living area includes a dining space, a well-equipped kitchen, and a living room with a corner gas fireplace. A glass door leads out to a large balcony, perfect for BBQs and outdoor entertaining. The primary bedroom features a four-piece ensuite and a walk-in closet, while the second bedroom is also generously sized with ample closet space. The unit also includes convenient in-unit laundry, plenty of storage, and TITLED OVERSIZED underground parking to make winter living easier. Condo fees cover ELECTRICITY, HEAT, WATER, and SEWER, providing excellent value. Located just a short walk from transit and schools, and a quick drive to the Fish Creek LRT station, you'll have easy access to shopping, amenities, and Stoney Trail. This is a great place to call home.