

2205, 2518 Fish Creek Boulevard SW
Calgary, Alberta
MLS # A2257162

\$329,900

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 overlooking 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.