

2310, 2518 Fish Creek Boulevard SW Calgary, Alberta

MLS # A2274663



\$549,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,584 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,065
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional 3 bedroom, 2 bathroom condo offering over 1,500 sq ft of bright, functional living space in Evergreen. Perfectly positioned backing onto the lush greenery of Fish Creek Provincial Park, this home brings nature right to your doorstep while still being minutes from urban conveniences. Step inside to a generous floor plan featuring a spacious living and dining area, ideal for entertaining or relaxing. Enjoy two private balconies — one off the living room and one off the primary bedroom — both with scenic views of downtown Calgary and parkland beyond. Ample storage space throughout and two titled underground heated parking stalls add unmatched convenience and comfort. Another major benefit: all utilities are included in the condo fees, ensuring predictable monthly expenses and excellent value. Location is truly a highlight — nature lovers will appreciate being steps from Fish Creek Provincial Park, one of Canada's largest urban parks with hundreds of kilometers of trails for walking, cycling, picnicking, swimming, and year-round outdoor adventure. Easy access to transit, shopping, restaurants, parks, and schools adds everyday convenience, making this condo a perfect place to call home or an outstanding investment. Easy access to transit, shopping, restaurants, parks, and schools adds everyday convenience, making this condo a perfect place to call home or an outstanding investment.