

**2205, 2518 Fish Creek Boulevard SW**  
**Calgary, Alberta**

**MLS # A2303355**



**\$314,999**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** N/A

This serene 2-bedroom, 2-bathroom condo backs onto Fish Creek Park, offering direct access to stunning views and scenic hiking and biking 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 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.