

2208, 2518 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2346573



\$305,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Bar, Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

**** OPEN HOUSE SATURDAY OCTOBER 24TH 2-4 **** Wake up overlooking Fish Creek. This 2-bed, 2-bath condo sits on the park edge at Fish Creek Pointe. Valley, trees, and the trail system are right off the balcony. Open living, dining, and kitchen in one easy run. A glass door walks you out to a large balcony built for a grill and a long evening over the park. The primary bedroom has a four-piece ensuite and a walk-in closet. The second bedroom is a real room, not a leftover, with solid closet space. In-suite laundry. Two titled parking stalls and one titled storage area. Condo fees cover electricity, heat, water, and sewer — most of the monthly utility stack, already handled. Walk to transit and schools. A short drive to Fish Creek LRT, shopping, and Stoney Trail. Park first. City second.