

**1110, 2518 Fish Creek Boulevard SW**  
**Calgary, Alberta**

**MLS # A2210473**



**\$315,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 660
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** none

Welcome to Fish Creek Pointe, where style meets convenience in this beautifully updated condo located just steps from Fish Creek Park. This spacious and modern unit has been freshly renovated and is move-in ready with features designed for comfort and everyday luxury. Step inside to discover brand new luxury vinyl plank flooring that flows throughout the space, providing a sleek and durable finish. The kitchen featuring stunning quartz countertops, modern cabinetry, and a layout perfect for entertaining or quiet evenings at home. The entire unit has been freshly painted, creating a bright and inviting atmosphere. Enjoy the convenience of not one, but TWO parking stalls—including a titled underground spot with your assigned storage unit located directly behind it for ultimate accessibility. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this unit checks all the boxes. Close to transit, shopping, schools, and of course, the expansive beauty of Fish Creek Park, this is a location that offers both tranquility and urban convenience. Key Features: - Fully renovated with luxury vinyl plank flooring - Quartz countertops and modern finishes - Freshly painted throughout - 2 Parking stalls (1 titled underground + 1 surface stall) - Assigned storage conveniently located behind underground stall - Excellent access to Fish Creek Park and local amenities Don't miss your chance to own this beautifully updated condo in one of Calgary's most scenic and connected communities!