



**2301, 2518 Fish Creek Boulevard SW  
Calgary, Alberta**

**MLS # A2289648**



**\$309,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 725
<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>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Storage Shelves and Baskets in front Den/Nook

Welcome home to your bright and beautifully maintained condo in the heart of Evergreen, just moments from the natural beauty of Fish Creek Provincial Park. Freshly painted and move-in ready, this spacious home offers an open-concept layout designed for comfortable living and effortless entertaining. As you step inside, you're greeted by a versatile den area near the entrance—perfect for a home office, reading nook, or additional storage. This flexible space adds functionality and is ideal for today's work-from-home lifestyle. The main living area is open, airy, and filled with natural light. The kitchen is a standout feature, complete with a large granite island that provides ample prep space and casual seating—perfect for morning coffee or gathering with friends. A separate dining area offers room for a full dining table, while the expansive family room creates a warm and inviting space to relax or entertain. This thoughtfully designed unit includes two generously sized bedrooms and two full bathrooms. The primary suite features its own private ensuite, creating a comfortable retreat at the end of the day. The second bedroom and full bath offer excellent flexibility for guests, family members, or roommates. One of the highlights of this home is the large, south-facing corner deck. Enjoy all-day sunshine and plenty of space for outdoor seating, barbecuing, or simply unwinding—an ideal extension of your living space during Calgary's warmer months. Completing this exceptional offering is a titled underground parking stall and an oversized private storage locker that feels more like a small workshop space—perfect for extra storage, hobbies, or seasonal items. Bright, spacious, and exceptionally well-appointed, this condo offers outstanding value in a prime southwest location close to parks, shopping, transit, and everyday

amenities. A perfect opportunity for first-time buyers, downsizers, or investors alike.