



**2117, 2518 Fish Creek Boulevard SW
Calgary, Alberta**

MLS # A2293223



\$264,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 849 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|---------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 705 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

Is there a 2 bed condo backing onto Fish Creek Park in Evergreen with two titled underground parking stalls? This conveniently located condo in Fish Creek Pointe offers 845 sq ft of functional living space, a sunny west facing patio, and the rare advantage of TWO titled underground parking stalls, all just steps from the pathways of Fish Creek Park. Welcome to 2117 - 2518 Fish Creek BV SW located in the desirable community of Evergreen, perfectly positioned beside Fish Creek Park near Marshall Springs and across from the public elementary "Dr Freda Miller School". This well designed ground level condo offers 845 sq ft of comfortable living space with a functional open concept layout connecting the kitchen, dining area, and living room. Large windows and sliding patio doors bring in natural light and lead to a private west facing concrete patio, an ideal place to enjoy warm afternoon sun and peaceful evenings surrounded by nature. The spacious primary bedroom is fit for a King or Queen, while the second bedroom is generously sized and works perfectly as a guest bedroom, kids room, home office, or flexible living space. A four piece bathroom, in suite laundry, and a dedicated in suite storage room add to the everyday convenience of the home. One of the standout features of this property is the inclusion of TWO titled underground parking stalls, a rare and valuable benefit that provides secure parking for residents and guests. If you don't need both you can eventually sell one because you own the parking spots! A great investment if you wanted to rent one out or sell down the road. PRIME LOCATION directly beside Fish Creek Park's extensive network of walking and biking pathways, this home offers easy access to nature while remaining close to everyday amenities. Shopping at Costco or catching transit are less than 5 min away with quick access to

Stoney Trail or Macleod Trail makes commuting across Calgary simple and convenient. Ideal for first time buyers, downsizers, or investors looking for a well located property in a sought after community, this Evergreen condo combines functional living space, excellent parking value, and an unbeatable connection to one of Calgary's most beautiful natural park systems. (Some listing photos have been virtually staged with expert AI for your convenience and furniture layout options) Call today to book a private showing! **JUST PRICED REDUCED!**