



**2108, 2518 Fish Creek Boulevard SW  
Calgary, Alberta**

**MLS # A2299613**



**\$329,800**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Storage		

**Inclusions:** Suspended Shelving in Living-Room & Freezer

Welcome home to this fully renovated 2-bedroom, 2-bath sanctuary with in-suite laundry, titled underground parking, and a massive storage room located in Fish Creek. Renovations were completed in 2024 and include all flooring, all lighting, new kitchen cabinets with ample storage, backsplash, quartz counters, fridge, and dishwasher. Both bathrooms have been fully renovated. The in-suite laundry includes a washer, dryer, and an additional freezer. All window coverings are Hunter Douglas electric programmable blinds. The open floor plan is ideal, with the kitchen and eating area overlooking the living room and backing onto a treed area. The bedrooms bookend the living space for optimal privacy. The primary bedroom is a stylish retreat featuring a walk-in closet complete with new cabinetry and organizers, along with a luxurious ensuite bath. The second bedroom is conveniently located next to the second four-piece bath, making it ideal for guests or a roommate. Situated in the desirable community of Evergreen, the quiet location of this unit is second to none. Backing onto a forested area that connects with Fish Creek, you can enjoy morning coffee on the peaceful patio alongside the birds and resident deer that frequent the area. Get in touch with nature as it is minutes away from the many hiking and biking trails and beaver ponds located in beautiful Fish Creek Provincial Park. Pet-friendly (upon board approval), this 838 sq. ft. home has been completely renovated and leaves nothing to be desired. Condo fees include electricity, water, sewer, and garbage, as well as an oversized storage room the size of a small bedroom directly in front of the titled underground parking. This prime location offers easy access to nature while remaining close to everyday amenities. Evergreen has many schools in the area, including Dr. Freda Miller Elementary School just a few

minutes&rsquo; walk away. Shopping at Costco is less than a 5-minute trip. Transit is right outside the door, and there is quick access to Stoney Trail and Macleod Trail, making commuting across Calgary simple and convenient