



**1108, 2518 Fish Creek Boulevard SW
Calgary, Alberta**

MLS # A2143749



\$269,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	716 sq.ft.	Age:	2004 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Rare opportunity to own a condo with a walkout to spacious backyard with walking trails to the park. Stunning place to live, close to the most beautiful park in Calgary - Fish Creek. Very spacious apartment offering plenty of space for everywhere. The open layout allows for ample natural light to flow through the large patio doors, creating a bright and inviting atmosphere. With new vinyl plank flooring throughout the main living area, you'll experience a sense of elegance and sophistication. The contemporary kitchen is also a true highlight of this condo, boasting high-end maple cabinets, stainless steel appliances, and a convenient pass-through window to the dining room. The bedroom offering enough space to comfortably fit a king-sized bed and additional storage units. Laundry room is pretty spacious and has updated washer. You'll never have to compromise on space or storage again. Imagine stepping out onto your covered patio where you'll be thrilled to discover miles and miles of walking paths right at your doorstep, perfect for leisurely strolls, bike rides, and wildlife spotting. The maintenance fees for this condo cover all utilities, including heat, water, and electricity. Close to amenities, transit and schools. Book your viewing to call it home!