



1127, 2330 Fish Creek Boulevard SW  
Calgary, Alberta

MLS # A2145689



**\$428,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** round drop leaf dining table can be included

Winner of the 2023 Condominium of the Year Award CCI (Canadian Condominium Institute) South Alberta Chapter! Outstanding condo complex 2nd to none. Stunning, spacious, quality 718 s.f. one bedroom unit fully equipped with upgraded stainless steel appliances and ample storage throughout. Elegantly finished with classic white cabinetry, quartz counters & storage features in cupboards & pantry. Induction stove cook top with double oven option, microwave hoodfan, french door refrigerator with water line & ice maker, Bosch dishwasher etc. Many built-ins include a corner desk and cupboards, shelving & wine storage. Added California closets & laundry shelves. Enjoy the outdoor tranquility in your private patio that offers gas hookup for a bbq. No details overlooked. Many extras for ease & comfort! Gorgeous sitting areas with flower gardens throughout the complex! Gardens are lovingly cared for by avid volunteer gardeners. Variety of programs and events inspire a quality communal lifestyle. Beautiful guest suites are available for your friends/family. Condo fees include electricity, heating & A/C, & a full time Operations Manager. Explore the endless list of facilities for every interest some of which include billiards, wine storage & wine making, theatre, swimming pool with hot tub, steam room, bowling, table tennis, exercise room, barber shop, coffee bar, fully equipped kitchen & dining room, theatre, woodworking shop, bike storage, poker room...! Located next to Fish Creek park offering many walking & biking trails for nature lovers!. Easy access to all amenities, transit, restaurants & Stony Tr. Units like this are rarely available so call your agent for viewing!