



**1118, 2518 Fish Creek Boulevard SW
Calgary, Alberta**

MLS # A2192930



\$310,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	848 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Parking Lot, See Remarks, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: NA

Don't miss out on this rare opportunity to own a charming 2-bedroom, 1-bathroom condo with a walkout to a spacious green space, complete with scenic walking trails that lead directly to the park. This beautiful property is just minutes away from Fish Creek Park, one of Calgary's most stunning natural attractions. Inside, you'll be greeted by a bright and airy layout, with natural light pouring in through large patio doors, creating a warm and inviting atmosphere. The main living area features stylish vinyl plank flooring, adding an elegant touch to the space. The spacious kitchen is a true highlight, offering ample counter space, plenty of storage, and sleek stainless steel appliances. Both bedrooms are generously sized, and the 4-piece bathroom is well-appointed. The large laundry room offers extra space to accommodate all your needs. Additionally, this unit includes two parking stalls—one in the lot and the other underground in a heated parkade. Right next to the parkade stall is a massive storage room! Step out onto your covered patio and enjoy the miles of walking paths right at your doorstep, perfect for relaxing walks, bike rides, or wildlife watching. The condo's maintenance fees cover all utilities, including heat, water, and electricity. With easy access to amenities, transit, and schools, this home truly has it all. Schedule a viewing today and make this fantastic property yours!