

\$299,900 - 1314, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2121929

\$299,900

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Perched on the top floor and just steps from the natural beauty and tranquility of Fish Creek Park, you will find incredible value and functionality in this nearly 850 square foot, 2 bedroom, 2 full bathroom condo in desirable Evergreen. With low condo fees, this peaceful top floor unit showcases an oversized and private west facing patio overlooking quiet Evergreen with peek-a-boo views of the treetops of Fish Creek Park. This home is a rare gem. When entering this clean, well maintained building, take the elevator to the top floor and you are welcomed through the unit door to a spacious entryway which leads to the open concept living room, dining room, and kitchen spaces. With each of the two large bedrooms flanked on opposite sides of the living spaces, this well designed layout is ideal to allow each bedroom privacy. The spacious living room is flooded with natural light through west facing windows and opens seamlessly through sliding patio doors onto the west facing, oversized balcony surrounded by mature trees which fills in like a canopy wall in the summertime allowing for excellent privacy and bird watching. The dining room has space for a good sized table and seating for guests, and the kitchen showcases a raised eating bar for extra seating during larger gatherings. The primary retreat is sized for king sized furniture and features a walk-through closet and full 4 piece ensuite bathroom. The large second bedroom has access to it's own additional full bathroom just outside the doors. Located



just off Stony Trail, this home provides excellent access to amenities including Costco, groceries, restaurants, and much more, and Evergreen is home to excellent schools and easy commuting downtown. With low condo fees under \$500 monthly which include heat, water, and electricity this home has both an incredible location, and incredible value.

Built in 2003

Essential Information

MLS® #	A2121929
Price	\$299,900
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1314, 2518 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4T5

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 19th, 2024
Days on Market	8
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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