

\$349,900 - 1320, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2144663

\$349,900

2 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Located adjacent to the ridge above Fish Creek Park and the access point from Marshall Springs, this top floor corner unit in Fish Creek Pointe has a lot going for it. It starts with the aroma from the towering pines at this end of the park which are only a stone's throw away and well within everyday views. Adding to it all is the visual of the pond across the way when you are outside on your spacious south facing patio or from your living room inside. The unit itself is one of the largest in the complex and offers nearly 1000ft² of interior living space with two bedrooms, on opposite sides of the apartment, one of which has its own ensuite bath and the other takes advantage of the large four piece bathroom. Spaciousness is the theme throughout starting with the very generous foyer, which leads to the open kitchen dining and living area, each sharing the ample space equally so you never feel short changed. Storage is also plentiful from the cabinets, to the closets and the in-unit storage room. The kitchen has a large breakfast bar and readily encourages conversation into both the living and dining area. The living area itself is anchored by an attractive corner gas fireplace and abundant windows. Laundry is a breeze with the newer stacking pair conveniently located in the unit. Parking is provided with one assigned, energized surface stall just outside the main doors. There is a leased surface stall included that is paid until end of June 2025. The current rate is \$75 per month (\$900 annually)



1320, 2518 FISH CREEK BOULEVARD SW
RICK MEASUREMENT STANDARD - CALGARY, AB
MAIN LEVEL (AG) - 994.14 Sq.Ft. / 92.35 m²
TOTAL ABOVE GRADE RMS SIZE - 994.14 Sq.Ft. / 92.35 m²



but is subject to change. Unit owner has option to renew or give it back at that point. The condo fees of \$614 per month include all your utilities, even electricity. Just a short drive onto Stoney Trail or over to the LRT, with bus stops for both the 11 and 12 Southwest Loop routes right outside of the building, transportation options are very good in this location. The amenities of both Shawnessy and Buffalo Run are also very close and convenient. All of this adds up to a tremendous offering. Come and see for yourself today!

Built in 2004

Essential Information

MLS® #	A2144663
Price	\$349,900
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1320, 2518 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4T5

Amenities

Amenities	Elevator(s), Parking, Snow R
Parking Spaces	2
Parking	Assigned, Leased, Plug-In, S

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3



Exterior

Exterior Features	Balcony, Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 25th, 2024
Days on Market	29
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
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