

\$349,900 - 2303, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2154136

\$349,900

2 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

CONDO FEE COVERS ELECTRICITY,
WATER/SEWER, AND HEAT; TWO
PARKING STALLS.

An amazing 2 bedroom / 2 bathroom top floor condo, right at the bank of Fish Creek Provincial Park! All the hiking trails, bike trails, and picnic areas are with easy access! This bright top-floor unit is exceptionally well cared for, with great natural light and an impressive quiet environment. The large sunny balcony has open views to the south courtyard and green field, with a gas outlet for your BBQ. The unit features an open-concept living room with a gas fireplace and a large separate dining area. The kitchen has a generous amount of cabinet space and countertops. The 2 bedrooms are large: the master bedroom has a good-sized closet and an ensuite with a convenient walk-in shower, and the second bedroom has a good-sized closet too. In-suite laundry with a full-sized washer and dryer, and spacious in-suite storage is a plus. New stove and fridge. There are 2 parking spaces for this condo: one titled parking stall in the heated underground parkade, and an assigned parking stall (with plug-in power outlet) on the surface just in front of the building entrance. The assigned surface parking stall bears a \$75/month (\$900 annually) user fee as per the condo board. Currently, the fee is paid up to June 2025. The owner has the option to renew yearly or surrender the assigned stall to the condo board. This condo also has a spacious storage unit next to your parking stall in the



parkade for your winter tires, bikes, and other valuables. Close to schools and all amenities. The bus stops are in front of the building and are only a 5-minute drive to Fish Creek LRT station. Oh, not to forget, quick access to Stoney Trail and mountains, and a few minutes' drive to the new COSTCO store at the TsuuT'ina Nation.

Built in 2004

Essential Information

MLS® #	A2154136
Price	\$349,900
Sold Price	\$344,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2303, 2518 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4T6

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Concrete, Stone, Stucco, Wood Frame

Additional Information

Date Listed	July 31st, 2024
Date Sold	September 11th, 2024
Days on Market	42
Zoning	M1-d75
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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