

# \$319,900 - 2313, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2174196

**\$319,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Discover comfort and convenience in this well-designed top-floor condo, nestled just steps away from the picturesque Fish Creek Park. This functional two-bedroom, two-bathroom unit offers a tranquil living experience in a quiet, clean three-level building. The thoughtful layout ensures privacy, with bedrooms and bathrooms situated on opposite sides of the unit. The open-concept kitchen boasts maple cabinets and sleek black appliances, creating a modern and inviting culinary space. Natural light floods the living room during the day, while a cozy corner fireplace provides warmth and ambiance for those chilly winter evenings. Step out onto the spacious west-facing balcony, where you can enjoy stunning views of the expansive green space below. The balcony also features gas hookups for barbecue enthusiasts. The primary bedroom offers a walk-through closet and a private three-piece ensuite bathroom, adding a touch of luxury to your daily routine. Storage is abundant, with an in-suite storage area and a convenient 50-square-foot private storage room located near your titled underground parking stall. In-suite laundry facilities add to the property's practicality, while reasonable condo fees cover electricity, heat, water and sewer, enhancing the overall value. This condo's prime location provides easy access to nearby amenities, including the C-Train Station, Millrise Station for grocery shopping, and the beautiful Fish Creek Provincial Park.



Experience the perfect blend of urban convenience and natural beauty in this exceptional condo. Don't miss the opportunity to make this your new home sweet home.

Built in 2004

**Essential Information**

MLS® #	A2174196
Price	\$319,900
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

**Community Information**

Address	2313, 2518 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4T6

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Parkade, Underground

**Interior**

Interior Features	No Smoking Home, Vinyl Windows, Laminate Counters, No Animal Home
Appliances	Dishwasher, Refrigerator, Window Coverings, Microwave Hood Fan,

	Stove(s), Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Wood Frame

## Additional Information

Date Listed	October 19th, 2024
Date Sold	November 6th, 2024
Days on Market	18
Zoning	M-1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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