

**2106, 2518 Fishcreek Boulevard SW
Calgary, Alberta**

MLS # A2247623



\$349,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 770
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Walk-In Closet(s)		

Inclusions: Deep Freezer, Unattached Storage Unit Beside Fridge

Location, Location, Location! This condo is in an absolutely fantastic location—just steps from Creek Park, with nearby HIKING TRAILS CONNECTING FISH CREEK AND WOODBINE, complete with peaceful paths, ponds, and forested views. Enjoy looking out from your living room onto your private, ground-level terrace that opens directly into a lush, quiet forest preserve, where local deer are known to leave their fawns to rest. You’re tucked away on the quiet side of the building, yet just a 1-minute drive to Stoney Trail for quick access around the city. Steps away from a brand new Elementary School, everyday coffee, and daily amenities, this place has convenience written all over it. Inside, the open-concept floor plan features a cozy gas fireplace, perfect for chilly winter evenings. The sizable kitchen includes a breakfast bar, and the front entrance opens into a large dining and living area—perfect for entertaining. The layout offers excellent privacy with the two spacious bedrooms on opposite sides of the unit. The primary bedroom features a walk-through closet and a private 4 piece en-suite. Step onto your quiet serene back patio and take in the tranquil view of the woodlands—your own peaceful backyard retreat. Perfect for morning coffee and quiet evenings with your favourite wine. Additional highlights include: In-suite laundry, Deep Freezer. This condo offers a 9ft x 14ft Storage Room that give you AMPLE STORAGE. A Storage Room that adds so much value to use and gives you space for ALL of your extras. With 2 Titled heated underground parking stalls + 1 Titled storage ROOM + 1 Titled Storage Locker, this place has it all. Upgrades: New washing machine – Jan 2025, New fridge – Jan 2024, New dishwasher – Jan 2023, New stove – Jan 2022, Engineered

hardwood flooring – Aug 2018 (No carpet) Microwave, washer and dryer, and deep freeze included. Come take a look at this charming condo, in the perfect spot, with incredible additional features. Make this place your home.