

**1206, 2518 Fish Creek Boulevard SW  
Calgary, Alberta**

**MLS # A2252109**



**\$319,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 849 sq.ft.                         | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                               |                   |         |
|--------------------|-------------------------------|-------------------|---------|
| <b>Heating:</b>    | Baseboard, Natural Gas        | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Laminate, Tile                | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | -                             | <b>Condo Fee:</b> | \$ 529  |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Frame                    | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -                             | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan |                   |         |

**Inclusions:** n/a

Imagine living just steps from the endless pathways and natural beauty of Fish Creek Park! This is the perfect opportunity to own a 2 bedroom, 2 bathroom condo in one of Calgary's most desirable locations. Inside, you'll find a bright, open concept layout designed for both comfort and functionality. The spacious dining area flows seamlessly into the kitchen and living room, where sliding glass doors open to a generous balcony, ideal for your morning coffee or evening unwind. Modern laminate flooring adds warmth and style throughout. The master suite features a walkthrough closet leading to a private 4 piece ensuite, while a second well sized bedroom and full bathroom offer flexibility for family, guests, or a home office. An in-suite laundry room adds everyday convenience. With quick access to Stoney Trail, commuting around Calgary is smooth and stress free. Plus, you'll love being close to transit, shopping, schools, and all the amenities you need. This home combines location, lifestyle, and value—don't miss your chance to make it yours!