

**2313, 2518 Fish Creek Boulevard SW**  
**Calgary, Alberta**

**MLS # A2174196**



**\$319,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

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.