

**2308, 2518 Fish Creek Boulevard SW**  
**Calgary, Alberta**

**MLS # A2229102**



**\$319,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 790
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Unique opportunity - Scenic Views and Prime Location. This beautifully situated condo offers the perfect combination of convenience and tranquility. Top floor, two bedroom, two full bathroom condo offers unobstructed views of the Fish Creek provincial park and city skyline - an ideal backdrop for everyday living. Thoughtfully designed with abundant storage including two titled storage lockers, provides rare added value and functionality. Recent updates include newer in suite washer and dryer, flooring, paint and light fixtures. This unit comes with two titled underground heated parking spots in a well maintained and professionally managed complex. Condo fees include heat, water, electricity and gas. Located just minutes from Stoney Trail, Costco, public transit and reputable schools, this is a rare opportunity to own in a highly desirable area with nature at your doorstep and urban amenities close by.