

**2216, 2518 Fish Creek Boulevard SW**  
**Calgary, Alberta**

**MLS # A2165695**



**\$329,999**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 614

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stone, Stucco, Wood Frame

**Zoning:** M-1 d75

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Laminate Counters, Open Floorplan

**Inclusions:** California closets in both bedrooms

Welcome to this exceptionally well-maintained 2-BEDROOM, 2-BATHROOM CONDO, located right at the edge of FISH CREEK PROVINCIAL PARK. This second-floor unit offers PARTIAL PARK VIEWS and a large sunny balcony with open views to the east fields. The OPEN-CONCEPT LIVING AREA is bright and welcoming, featuring a spacious dining area. The kitchen provides AMPLE CABINET SPACE and COUNTERTOPS, ideal for cooking and entertaining. Both LARGE BEDROOMS include CALIFORNIA CLOSETS, with the primary retreat sized for KING-SIZED FURNITURE and featuring an ENSUITE with a tub and shower combo. Enjoy the convenience of IN-SUITE LAUNDRY with a FULL-SIZED WASHER AND DRYER, plus EXTRA STORAGE. Recent updates, including NEW CARPET AND FRESH PAINT, make this home MOVE-IN READY. You'll have 2 UNDERGROUND PARKING STALLS (1 titled, the other leased for \$100/month). CONDO FEES COVER ALL UTILITIES—ELECTRICITY, WATER/SEWER, AND HEAT. This PET-FRIENDLY BUILDING (with board approval) is ideally located near SCHOOLS, PLAYGROUNDS, the YMCA, SUPERSTORE, and more. With QUICK ACCESS TO FISH CREEK LRT STATION, STONEY TRAIL, and all your shopping needs, this home offers the perfect balance of NATURE and URBAN CONVENIENCE.