

# \$310,000 - 1306, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2229042

**\$310,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to a beautifully designed nearly 850 sq. ft. condo in the heart of Evergreen—just steps away from the serene landscapes of Fish Creek Park. With stunning year-round views and an unbeatable location, this home offers the perfect blend of nature, comfort, and convenience.

Inside, an open-concept layout creates a seamless flow between the kitchen, dining, and living areas—ideal for quiet nights in or hosting friends. Sunlight pours through large windows, creating a bright and inviting atmosphere. Step out onto your private balcony for a peaceful morning coffee or an evening unwind with views that bring the outdoors in.

The primary bedroom serves as a relaxing sanctuary, featuring a walk-in closet and a private 3-piece ensuite. A second spacious bedroom and a full 4-piece bathroom offer flexibility for guests, family, or a home office setup. An in-suite laundry room with generous storage enhances daily living.

With TWO PARKING STALLS—one underground and one surface—you™ll enjoy added ease for multi-vehicle households or visiting guests.

Set in the desirable Evergreen community, this home is surrounded by scenic pathways, parks, respected schools, and all the daily



amenities you need. Plus, with quick access to Stoney Trail, getting around the city is smooth and simple.

Don't miss the chance to call Fish Creek Pointe home. Schedule your private tour today and discover the lifestyle waiting for you here.

Built in 2004

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229042          |
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 1306, 2518 Fish Creek Boulevard Sw |
| Subdivision | Evergreen                          |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T2Y 4T5                            |

### **Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                                           |
| Parking        | Stall, Underground                                                          |

### **Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings              |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | M-1 d75         |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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