

# \$329,900 - 2205, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2257162

**\$329,900**

2 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

This quiet 2 BEDS/2-BATHS condo offers stunning views of FISH CREEK PARK, giving you direct access to hiking and bike trails. The spacious open-concept living area includes a dining space, a well-equipped kitchen, and a living room with a corner gas fireplace. A glass door leads out to a large balcony, perfect for BBQs and outdoor entertaining.

The primary bedroom features a four-piece ensuite and a walk-in closet, while the second bedroom is also generously sized with ample closet space. The unit also includes convenient in-unit laundry, plenty of storage, and TITLED OVERSIZED underground parking to make winter living easier.

Condo fees cover ELECTRICITY, HEAT, WATER, and SEWER, providing excellent value. Located just a short walk from transit and schools, and a quick drive to the Fish Creek LRT station, you'll have easy access to shopping, amenities, and Stoney Trail. This is a great place to call home.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257162  |
| Price     | \$329,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2205, 2518 Fish Creek Boulevard Sw |
| Subdivision | Evergreen                          |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T2Y4T5                             |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Trash, Visitor Parking, Service Elevator(s), Snow Removal |
| Parking Spaces | 1                                                         |
| Parking        | Heated Garage, Underground                                |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Hot Water                                             |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| # of Stories      | 4                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 2                    |

Zoning

M-1 d75

## **Listing Details**

Listing Office

Property Solutions Real Estate Group Inc.

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