

# \$320,000 - 1306, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2220281

**\$320,000**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Discover exceptional condo living in the sought-after community of Evergreen. This almost 850 sq. ft. spacious and thoughtfully designed unit is ideally situated just steps from the natural beauty of Fish Creek Park, offering both tranquility and convenience, along with BEAUTIFUL VIEWS to enjoy year-round.

Step inside and be welcomed by a generous open-concept floorplan that seamlessly connects the kitchen, dining, and living areas—an ideal setting for both relaxing evenings and entertaining guests. Large windows fill the space with natural light, and just off the living room, a private balcony provides a peaceful outdoor retreat, perfect for enjoying your morning coffee or unwinding at sunset.

The primary bedroom is a true retreat, complete with a walk-in closet and a private 3-piece ensuite. An additional spacious bedroom and a 4-piece bathroom offer comfort and flexibility for guests, family members, or a home office. You'll also find an in-suite laundry room with ample storage, adding to the everyday functionality of this well-appointed home.

2 PARKING STALLS, ONE UNDERGROUND, ONE OUTSIDE, provide added convenience and value—ideal for households with multiple vehicles or guests.



Located in the vibrant Evergreen community, you're surrounded by walking paths, parks, top-rated schools, and everyday essentials. With quick access to Stoney Trail, commuting around Calgary is efficient and hassle-free. This is a rare opportunity to enjoy a lifestyle of convenience, comfort, and connection to nature.

Schedule your showing today and experience all that Fish Creek Pointe has to offer!

Built in 2004

**Essential Information**

MLS® #	A2220281
Price	\$320,000
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
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## 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	May 14th, 2025
Days on Market	4
Zoning	M-1

## Listing Details

Listing Office	eXp Realty
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