

# \$319,900 - 1206, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2252109

**\$319,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Imagine living just steps from the endless pathways and natural beauty of Fish Creek Park! This is a fantastic opportunity to own a 2 bedroom, 2 bathroom condo in one of Calgary's most sought after locations. Inside, you'll enjoy a bright, open concept layout designed for both comfort and functionality. The spacious dining area flows seamlessly into the kitchen and living room, where sliding glass doors open to a generous balcony—perfect for morning coffee or evening relaxation. Modern laminate flooring throughout adds warmth and style. The primary suite features a walk through closet leading to a private 4 piece ensuite, while a second well sized bedroom and full bathroom provide flexibility for guests, family, or a home office. An in suite laundry room adds everyday convenience. With quick access to Stoney Trail, commuting around Calgary is effortless. Costco and the Costco Gas Station are just minutes away, and you'll also love being close to transit, shopping, schools, and all essential amenities. This home truly combines location, lifestyle, and value—don't miss your chance to make it yours!

Built in 2004

## Essential Information

MLS® # A2252109

Price \$319,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 849               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 1206, 2518 Fish Creek Boulevard Sw |
| Subdivision | Evergreen                          |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T2Y 4T6                            |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                   |
| Parking        | Stall                                               |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                              |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                     |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 17                |

Zoning

M-1 d75

## **Listing Details**

Listing Office

RE/MAX iRealty Innovations

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