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1117, 2518 Fish Creek Boulevard SW  
Calgary, Alberta

MLS # A2201313



**\$299,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

\*\*\* CONDO FEE COVERS ALL UTILITIES \*\*\* SPACIOUS 2 BEDROOM CONDO IN IDEAL LOCATION &ndash; CLOSE TO NATURE AND CITY LIFE - GROUND LEVEL UNIT WITH EASY ACCESS - IN UNIT LAUNDRY - Step into this warm and welcoming condo offering an open floor plan concept connecting the kitchen, living, and dining areas to create a spacious, airy feel. Large sliding glass doors in the living area fills the space with natural light, opening to back access. The bright PRIMARY BEDROOM features a generous walk-in closet, and the second BEDROOM has a simple, functional closet. A 4-PC BATHROOM adds modern convenience. Additional storage is provided with a large walk-in closet near the dining area and the laundry is conveniently placed nearby.