

# \$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™ 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	3
Zoning	M-1 d75

## Listing Details

Listing Office	eXp Realty
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