

# \$349,900 - 2106, 2518 Fish Creek Boulevard Sw, Calgary

MLS® #A2247623

**\$349,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

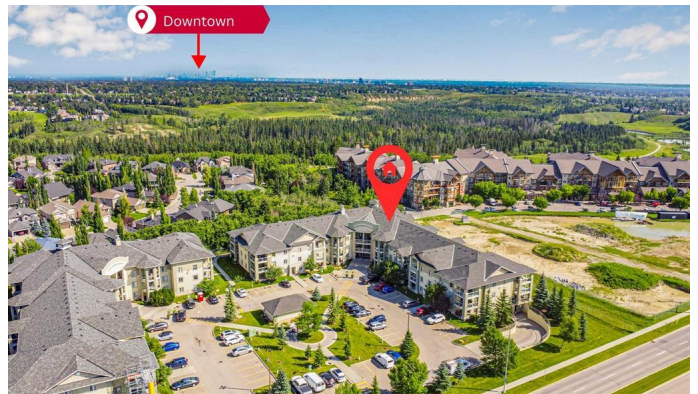
Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Location, Location, Location!

This ALL UTILITIES INCLUDED condo is in an absolutely fantastic location—just steps from Creek Park, with nearby HIKING TRAILS CONNECTING FISH CREEK AND WOODBINE, complete with peaceful paths, ponds, and forested views. Enjoy looking out from your living room onto your private, ground-level terrace that opens directly into a lush, quiet forest preserve, where local deer are known to leave their fawns to rest. You™re tucked away on the quiet side of the building, yet just a 1-minute drive to Stoney Trail for quick access around the city. Steps away from a brand new Elementary School, everyday coffee, and daily amenities, this place has convenience written all over it. Inside, the open-concept floor plan features a cozy gas fireplace, perfect for chilly winter evenings. The sizable kitchen includes a breakfast bar, and the front entrance opens into a large dining and living area—perfect for entertaining. The layout offers excellent privacy with the two spacious bedrooms on opposite sides of the unit. The primary bedroom features a walk-through closet and a private 4 piece en-suite. Step onto your quiet serene back patio and take in the tranquil view of the woodlands—your own peaceful backyard retreat. Perfect for morning coffee and quiet evenings with your favourite wine.

Additional highlights include:



In-suite laundry, Deep Freezer.

This condo offers a 9ft x 14ft Storage Room that give you AMPLE STORAGE. A Storage Room that adds so much value to use and gives you space for ALL of your extras. With 2 Titled heated underground parking stalls + 1 Titled storage ROOM + 1 Titled Storage Locker, this place has it all. Upgrades: New washing machine “ Jan 2025, New fridge “ Jan 2024, New dishwasher “ Jan 2023, New stove “ Jan 2022, Engineered hardwood flooring “ Aug 2018 (No carpet) Microwave, washer and dryer, and deep freeze included. Come take a look at this charming condo, in the perfect spot, with incredible additional features. Make this place your home.

Built in 2004

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247623          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 843               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 2106, 2518 Fish Creek Boulevard Sw |
| Subdivision | Evergreen                          |
| City        | Calgary                            |
| County      | Calgary                            |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2Y 4T5 |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2                                         |
| Parking        | Heated Garage, Underground, Covered       |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Walk-In Closet(s), Elevator                             |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | Other                                                                      |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Brick Facing, Gas, Living Room                                             |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Storage                                                 |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stone, Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 10                |
| Zoning         | M-1 d75           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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