



GRASSROOTS
REALTY GROUP

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2110, 2518 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2332042



\$495,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,588 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,150
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Building Fobs

Step into this Rare 3 bedroom condo and imagine your life here, siding onto the tranquility of a treed view and easy access to Fish Creek Park. At almost 1600ft2, this spacious home features an open floor plan, 3 bedrooms, 2 full baths, an abundance of storage and 2 underground parking stalls. Upon entering you'll breathe a sigh of relief. No need to downsize your furniture here....a large foyer allows you ample room to come home or greet guests, leading you into the open concept living room and dining area. Easy access to the well designed kitchen makes living and entertaining a breeze. Step outside onto one of 2 patios, and enjoy the fully treed landscape, and maybe even a deer or 2 wander by. The 3 bedrooms of this home are nicely tucked away for privacy. The primary bedroom is huge - with more than enough room for a king sized bed and accompanying furniture. All of your clothing will fit in the oversized walk in closet. A full ensuite bath completes this room while access to a private patio makes this primary a separate oasis. The 2nd bedroom is a nice size and the 3rd bedroom overlooks the trees and has a full cheater ensuite. Storage is not an issue here! You have 2 well sized storage rooms insuite as well as an insuite washer and dryer. Updated flooring and paint were completed in 2023 - making this a turnkey home. Your TWO titled parking stalls are very close to the elevator and visitor parking is provided outside for your guests. Your condo fees include all utilities. Your four legged friend is welcome with board approval...bring the whole family and make this your home.