



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2518 FISH CREEK Boulevard #2303, Calgary T2Y 4T6**

MLS®#: **A2141738**

Area: **Evergreen**

Listing Date: **06/15/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **915**  
Low Sqft:  
Ttl Sqft: **915**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Carport,Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction: **Concrete,Stone,Stucco,Wood Frame**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Appliances,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 13`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 10`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 10`11"</b>	<b>Storage</b>	<b>Basement</b>	<b>4`0" x 6`6"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$637**

Title:  
**Fee Simple**

Zoning:  
**M1-d75**

Fee Freq:  
**Monthly**

Legal Desc: **0412230**

Remarks

Pub Rmks: **CONDO FEE COVERS ELECTRICITY, WATER/SEWER, AND HEAT; TWO PARKING STALLS. An amazing 2 bedroom / 2 bathroom top floor condo, right at the bank of Fish Creek Provincial Park! All the hiking trails, bike trails and picnic areas are at your convenient reach. This bright top floor unit is exceptionally well cared for, with great natural light and impressive quiet environment. The large sunny balcony has open views to south court yard and green field, with gas outlet for your BBQ. The unit features an open concept living room with a gas fire place, and a large separate dining area. The kitchen has a generous amount of cabinet space and countertops. The 2 bedrooms are large: the master bedroom has a good sized closet and an ensuite with a convenient walk-in shower, and the second bedroom has a good sized closet too. In-suite laundry with full sized washer and dryer, and spacious in-suite storage is a plus. New stove and fridge. A titled parking stall in the heated underground parkade, and an assigned parking stall on the surface. This condo also has a spacious storage unit near your parking stall in the parkade for your winter tires and bikes. Close to schools and all amenities. The bus stop is in front of the building, and only 5 min drive to Fish Creek LRT station. Oh, not to forget, quick access to Stoney Trail and to mountains, and a few minutes drive to new COSTCO store at the TsuuT'ina Nation. A bonus: owner will install new carpet before the possession date.**

Inclusions: **None**  
Property Listed By: **Homecare Realty Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









