



THE
A-TEAM

**RE/MAX
FIRST**

2518 FISH CREEK Boulevard #2216, Calgary T2Y 4T5

MLS®#: **A2181216**

Area: **Evergreen**

Listing Date: **11/27/24**

List Price: **\$314,900**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

Stall, Titled, Underground

DOM

24

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Laminate Counters, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`7" x 5`6"	Laundry	Main	3`10" x 7`10"
Dining Room	Main	11`9" x 10`0"	Kitchen	Main	9`1" x 10`11"
Living Room	Main	12`0" x 14`1"	4pc Bathroom	Main	8`4" x 4`11"
Bedroom	Main	9`6" x 10`3"	Bedroom - Primary	Main	10`7" x 10`11"
Walk-In Closet	Main	7`4" x 4`6"	4pc Ensuite bath	Main	4`11" x 7`8"
Balcony	Main	12`6" x 8`3"			

Legal/Tax/Financial

Condo Fee:
\$614

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0412230**

Remarks

Pub Rmks: **Welcome to this exceptionally well-maintained 2-BEDROOM, 2-BATHROOM CONDO, located right at the edge of FISH CREEK PROVINCIAL PARK. This second-floor unit offers PARTIAL PARK VIEWS and a large sunny balcony with open views to the east fields. The OPEN-CONCEPT LIVING AREA is bright and welcoming, featuring a spacious dining area. The recently updated kitchen provides AMPLE CABINET SPACE and NEW COUNTERTOPS, SINK, FAUCET, & PULLS, ideal for cooking and entertaining. Both LARGE BEDROOMS include CALIFORNIA CLOSETS, with the primary retreat sized for KING-SIZED FURNITURE and featuring an ENSUITE with a tub and shower combo. Enjoy the convenience of IN-SUITE LAUNDRY with a FULL-SIZED WASHER AND DRYER, plus EXTRA STORAGE. Recent updates, including NEW CARPET AND FRESH PAINT, make this home MOVE-IN READY. You'll have 2 UNDERGROUND PARKING STALLS (1 titled, the other leased for \$100/month). CONDO FEES COVER ALL UTILITIES—ELECTRICITY, WATER/SEWER, AND HEAT. This PET-FRIENDLY BUILDING (with board approval) is ideally located near SCHOOLS, PLAYGROUNDS, the YMCA, SUPERSTORE, and more. With QUICK ACCESS TO FISH CREEK LRT STATION, STONEY TRAIL, and all your shopping needs, this home offers the perfect balance of NATURE and URBAN CONVENIENCE.**

Inclusions: **None**
Property Listed By: **Coldwell Banker Mountain Central**

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









