



THE
A-TEAM

**RE/MAX
FIRST**

2518 FISH CREEK Boulevard #1216, Calgary T2y 4T6

MLS® #: **A2202252** Area: **Evergreen** Listing Date: **03/13/25** List Price: **\$300,000**
Status: **Pending** County: **Calgary** Change: **-\$5k, 24-Mar** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

23
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard**

Construction: **Concrete**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Laminate Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$529** Title: **Fee Simple** Zoning: **M-1 d75**

Legal Desc: **0412272** Fee Freq: **Monthly**

Remarks

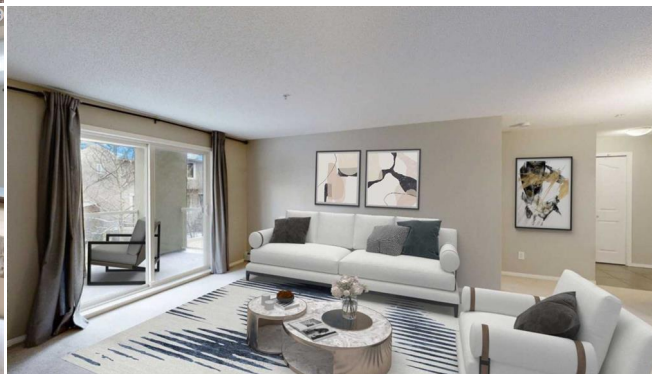
Pub Rmks: **Discover convenience and comfort in this charming 2-bedroom, 2-bathroom Condo. The entire unit including the cupboards have been painted. The primary**

bedroom features a walk-in closet and ensuite 4-piece bathroom, while the second bedroom offers flexibility as a kid's room or home office. Enjoy sitting on your semi-private deck! Located backing on to Fish Creek Park and just a short drive from amenities, including the Costco and new shopping plaza on Tsuut'ina Trail, this Condo provides the perfect balance of practicality and accessibility. This Condo is an excellent choice for those seeking a convenient and comfortable lifestyle. Don't miss out—schedule a viewing today. This property has virtual staging. This property has an outdoor surface parking stall # 22.

Inclusions:
Property Listed By:

None
RE/MAX Realty Professionals

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







MAIN FLOOR
845 SQ. FT.
8' CEILING HEIGHT
 0' 5' 10'
SCALE

UNIT 1216 2516 FISH CREEK BLVD SW, CALGARY MARCH 13, 2025		
PREPARED FOR THE DEVELOPER USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. IF OFFICIAL WATER TO SUPPLY.		
FLOOR	AREA (SQ. FT.)	BALCONY (SQ. FT.)
MAIN	845 SQ. FT.	133 SQ. FT.

