



## 2330 Fish Creek Boulevard Calgary Alberta

\$995,000

Enjoy quiet living with no unit above and a spectacular two-storey, south-facing balcony designed to capture warm sunshine, making it perfect for entertaining and summer barbecues. Ideally situated along the edge of Fish Creek Provincial Park, this award-winning complex offers direct access to miles of scenic walking, hiking, and cycling pathways, creating a true nature-lover's retreat. This immaculate two-bedroom plus den, two-bathroom home features soaring 9-foot ceilings and a thoughtfully designed open-concept layout enhanced by upgraded laminate flooring and new plush carpeting throughout. The spacious foyer leads into a beautifully appointed gourmet kitchen complete with granite countertops, abundant espresso cabinetry, deep drawers, a corner pantry, and premium stainless-steel appliances including a Miele induction range, Miele dishwasher, and a French-door refrigerator with water and ice maker. The expansive living and dining areas are flooded with natural light from the sunny south exposure and seamlessly extend to the oversized balcony, creating an exceptional indoor-outdoor living experience. The primary suite offers a peaceful retreat with a walk-in closet and a four-piece ensuite featuring double sinks. A generously sized second bedroom is conveniently located beside the main four-piece bath. Both bedrooms showcase new top-grade carpeting and custom organizers. The dedicated den provides excellent built-in cabinetry, making it ideal for a home office or hobby space. In-suite laundry with a Maytag washer and dryer, central air conditioning, and condo fees that include all utilities add everyday comfort and convenience. This unit includes two titled, adjacent heated underground parking stalls and two secure storage lockers just steps from the elevator. Thoughtfully updated and meticulously maintained, recent improvements include ceiling fans in both bedr...

Living room 19.92 Ft x 22.25 Ft

Dining room 8.17 Ft x 15.33 Ft

Primary Bedroom 13.42 Ft x 15.42 Ft

Bedroom 12.42 Ft x 14.17 Ft

Office 15.08 Ft x 9.83 Ft

Laundry room 8.83 Ft x 9.75 Ft

4pc Bathroom Measurements not available

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Kitchen 13.00 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
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