



2518 Fish Creek Boulevard Calgary Alberta

\$349,900

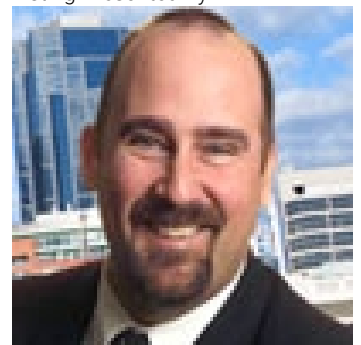
Located adjacent to the ridge above Fish Creek Park and the access point from Marshall Springs, this top floor corner unit in Fish Creek Pointe has a lot going for it. It starts with the aroma from the towering pines at this end of the park which are only a stone's throw away and well within everyday views. Adding to it all is the visual of the pond across the way when you are outside on your spacious south facing patio or from your living room inside. The unit itself is one of the largest in the complex and offers nearly 1000ft2 of interior living space with two bedrooms, on opposite sides of the apartment, one of which has its own ensuite bath and the other takes advantage of the large four piece bathroom. Spaciousness is the theme throughout starting with the very generous foyer, which leads to the open kitchen dining and living area, each sharing the ample space equally so you never feel short changed. Storage is also plentiful from the cabinets, to the closets and the in-unit storage room. The kitchen has a large breakfast bar and readily encourages conversation into both the living and dining area. The living area itself is anchored by an attractive corner gas fireplace and abundant windows. Laundry is a breeze with the newer stacking pair conveniently located in the unit. Parking is provided with one assigned, energized surface stall just outside the main doors. There is a leased surface stall included that is paid until end of June 2025. The current rate is \$75 per month (\$900 annually) but is subject to change. Unit owner has option to renew or give it back at that point. The condo fees of \$614 per month include all your utilities, even electricity. Just a short drive onto Stoney Trail or over to the LRT, with bus stops for both the 11 and 12 Southwest Loop routes right outside of the building, transportation options are very good in this location. ...

Living room 15.58 Ft x 12.42 Ft
 Kitchen 11.25 Ft x 9.58 Ft
 Dining room 11.83 Ft x 9.00 Ft
 Primary Bedroom 14.08 Ft x 11.33 Ft
 4pc Bathroom 7.17 Ft x 4.92 Ft
 Bedroom 10.25 Ft x 9.50 Ft

Storage 6.42 Ft x 4.92 Ft
 Laundry room 3.17 Ft x 2.83 Ft
 4pc Bathroom 7.33 Ft x 4.92 Ft
 Foyer 8.42 Ft x 6.75 Ft
 Other 13.17 Ft x 11.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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