



# 2518 Fish Creek Boulevard Calgary Alberta

\$275,000

Is there a 2 bed condo backing onto Fish Creek Park in Evergreen with two parking stalls? This ground level condo in Fish Creek Pointe offers 845 sq ft of functional living space, a sunny west facing patio, and the rare advantage of TWO titled underground parking stalls, all just steps from the pathways of Fish Creek Park. Welcome to Fish Creek Pointe in the desirable community of Evergreen, perfectly positioned beside Fish Creek Park near Marshall Springs and accross from the public elementary "Dr Freda Miller School". This well designed ground level condo offers 845 sq ft of comfortable living space with a functional open concept layout connecting the kitchen, dining area, and living room. Large windows and sliding patio doors bring in natural light and lead to a private west facing concrete patio, an ideal place to enjoy warm afternoon sun and peaceful evenings surrounded by nature. The spacious primary bedroom is fit for a King or Queen, while the second bedroom is generously sized and works perfectly as a guest bedroom , kids room, home office, or flexible living space. A four piece bathroom, in suite laundry, and a dedicated in suite storage room add to the everyday convenience of the home. One of the standout features of this property is the inclusion of TWO titled underground parking stalls, a rare and valuable benefit that provides secure parking for residents and guests. If you don't need both you can eventually sell one because you own the parking spots! A great investmentment if you wanted to rent one out or sell down the road. PRIME LOCATION directly beside Fish Creek Park's extensive network of walking and biking pathways, this home offers easy access to nature while remaining close to everyday amenities. Shopping at Costco or catching transit are less than 5 min away with quick access to Stoney Trail or Macleod Trail makes commuting across Calgary simple...

Living room 14.25 Ft x 12.50 Ft  
 Kitchen 10.25 Ft x 8.33 Ft  
 Dining room 11.08 Ft x 9.92 Ft  
 Other 8.08 Ft x 4.25 Ft  
 Storage 7.50 Ft x 5.00 Ft

Laundry room 2.92 Ft x 5.42 Ft  
 4pc Bathroom 4.92 Ft x 7.33 Ft  
 Bedroom 13.58 Ft x 10.83 Ft  
 Primary Bedroom 16.17 Ft x 9.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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