2307 2518 Fish Creek Boulevard SW

Calgary | Active | MLS® A2342555

$220,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2004**	**571 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Escape the city hustle in this peaceful, top-floor sanctuary. Perched high above the highly popular and desirable community of Evergreen, this exceptional one-bedroom home blends quiet comfort with immediate access to nature. Step out onto the expansive private balcony to enjoy your morning coffee alongside the neighborhood deer or explore the endless walking and biking trails of nearby Fish Creek Park just steps away. Inside, a clever open-concept layout flows effortlessly from a bright entryway into a spacious living area with space to move and place a dining table. The oversized bedroom serves as a true restful retreat, complete with double closets. Convenient extras include in-suite laundry with storage for all your extras or pantry space and a secure heated underground parking stall. With many amenities close by and conveniently located a short drive from Stoney and Macleod Trails this is a great opportunity to own this turn-key property that exudes pride of ownership and is perfect for first time home buyers or investors.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342555
Bedrooms	1
Bathrooms	1
Year Built	2004
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	571 sq. ft.
Condo Fee:	$450.72

Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	South
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2004 (Age: 22)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0412230
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Fish Creek Pointe
Community:	Evergreen (Calgary)
Amenities:	Parking, Visitor Parking
Appliances:	Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 8' × 7'5" ·
Main Floor	Living Room · 13'6" × 11'1" ·
Main Floor	Bedroom - Primary · 14'7" × 12' ·
Main Floor	Laundry · 8'1" × 4'4" ·
Main Floor	Dining Room · 9'6" × 8'6" ·
Main Floor	Entrance · 7'8" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Smoking Home, Soaking Tub, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-1 d75
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2307-2518-fish-creek-boulevard-sw-calgary-a2342555/

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