

# \$349,900 - 2106, 2518 Fishcreek Boulevard Sw, Calgary

MLS® #A2247623

**\$349,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

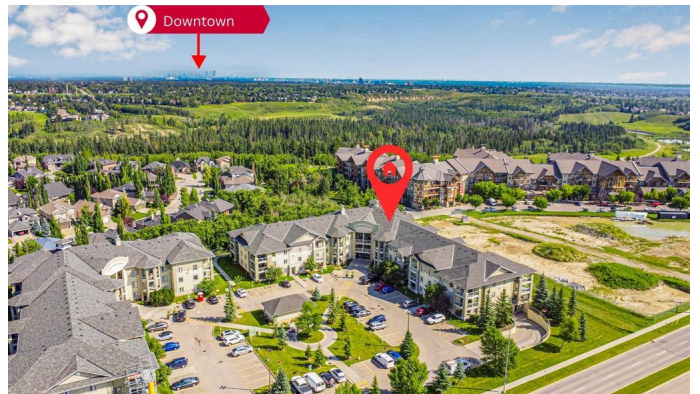
Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Location, Location, Location!

This ALL UTILITIES INCLUDED condo is in an absolutely fantastic location—just steps from Creek Park, with nearby HIKING TRAILS CONNECTING FISH CREEK AND WOODBINE, complete with peaceful paths, ponds, and forested views. Enjoy looking out from your living room onto your private, ground-level terrace that opens directly into a lush, quiet forest preserve, where local deer are known to leave their fawns to rest. You™re tucked away on the quiet side of the building, yet just a 1-minute drive to Stoney Trail for quick access around the city. Steps away from a brand new Elementary School, everyday coffee, and daily amenities, this place has convenience written all over it. Inside, the open-concept floor plan features a cozy gas fireplace, perfect for chilly winter evenings. The sizable kitchen includes a breakfast bar, and the front entrance opens into a large dining and living area—perfect for entertaining. The layout offers excellent privacy with the two spacious bedrooms on opposite sides of the unit. The primary bedroom features a walk-through closet and a private 4 piece en-suite. Step onto your quiet serene back patio and take in the tranquil view of the woodlands—your own peaceful backyard retreat. Perfect for morning coffee and quiet evenings with your favourite wine.

Additional highlights include:



In-suite laundry, Deep Freezer.

This condo offers a 9ft x 14ft Storage Room that give you AMPLE STORAGE. A Storage Room that adds so much value to use and gives you space for ALL of your extras. With 2 Titled heated underground parking stalls + 1 Titled storage ROOM + 1 Titled Storage Locker, this place has it all. Upgrades: New washing machine â€“ Jan 2025, New fridge â€“ Jan 2024, New dishwasher â€“ Jan 2023, New stove â€“ Jan 2022, Engineered hardwood flooring â€“ Aug 2018 (No carpet) Microwave, washer and dryer, and deep freeze included. Come take a look at this charming condo, in the perfect spot, with incredible additional features. Make this place your home.

Built in 2004

**Essential Information**

MLS® #	A2247623
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2106, 2518 Fishcreek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 4T5

### Amenities

Amenities	Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Covered, Heated Garage, Underground
# of Garages	2

### Interior

Interior Features	Closet Organizers, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
# of Stories	4

### Exterior

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 15th, 2025
Days on Market	7
Zoning	M-1 d75

### Listing Details

Listing Office	eXp Realty
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