

**2112, 2518 Fish Creek Boulevard SW  
Calgary, Alberta**

**MLS # A2276024**



# \$290,000

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Open Floorplan		

**Inclusions:** N/A

Located in the desirable community of Evergreen, this condo offers an excellent opportunity for investors, renovators, or buyers looking to add value. Situated in a convenient location close to schools, shopping, transit, parks, and major roadways, this property provides strong long-term potential. The unit requires work and updating, making it an ideal project for those with vision. Court-ordered sale. The property is being sold "as is, where is", with no warranties or representations whatsoever. All measurements and information to be verified by the buyer. A rare chance to purchase in a sought-after neighbourhood.