



GRASSROOTS
REALTY GROUP

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2347, 2330 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2265527



\$739,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 670
Basement:	None	LLD:	-
Exterior:	Composite Siding, Log, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: T.V. Wall Mounts

Welcome to Sanderson Ridge — proudly recognized as the Canadian Condominium Institute — South Alberta Chapter 2023 “Condo of the Year”! Perfectly nestled along the edge of Fish Creek Park, this award-winning community offers direct access to miles of scenic walking, hiking, and cycling trails — a true nature lover’s paradise right at your doorstep. Step inside this immaculate, like-new suite and you’ll immediately appreciate the thoughtful open-concept design, soaring 9.5-foot ceilings, and high-end finishes throughout. The spacious foyer leads to a gourmet kitchen featuring quartz countertops, elegant Santino Bianco porcelain tile backsplash, Blanco Precis double undermount sink, and a full suite of premium stainless steel appliances including a gas range, stainless hood fan, Bosch dishwasher, microwave drawer, and French-door refrigerator with water and ice. The inviting living area opens to a generous private balcony — ideal for your morning coffee or an evening barbecue, complete with a natural gas hookup. Your primary suite offers a peaceful retreat with a spacious walk-through custom closet and a spa-inspired ensuite featuring double sinks and quartz counters. A second bedroom and full bathroom, plus a convenient in-suite laundry with washer and dryer, complete the layout. Enjoy year-round comfort with central air conditioning, and rest easy knowing all utilities are included in the condo fees. This unit is part of the newest wing, completed in 2022, and includes a titled heated underground parking stall with secure storage locker. Sanderson Ridge is renowned for its exceptional amenities — an impressive array that rivals any resort: a swimming pool, hot tub, steam room, fitness area, bowling alley, movie theatre, woodworking shop, craft room, wine cellar, billiards room, and even two

car wash bays. The building's Hardie board siding and tiled roofing showcase the same quality craftsmanship you'll find throughout this beautiful home. Experience luxury, lifestyle, and community — all in one award-winning address. Welcome home to Sanderson Ridge — Calgary's premier 40+ adult community.