



GRASSROOTS
REALTY GROUP

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2308, 2330 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2272058



\$935,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,373 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 877
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Solar Tube(s), Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Coverings		

Welcome to Unit #2308 in Sanderson Ridge, an exceptional 1373 sqft, 3rd floor, 2 bedroom, 1 den, end unit overlooking Fish Creek Park in Calgary's premier 40+ adult lifestyle community. This extensive, well maintained residence features 9' ceilings, a large living and dining area warmed with a gas fireplace, a spacious kitchen with breakfast bar, a spacious den, two very sizeable bedrooms all with substantial windows allowing for maximum scenic views of Fish Creek Park and ample natural sunlight—including a large primary suite with spacious walk-in closet and luxurious four-piece ensuite—and a second bedroom with a built-in Murphy bed and desk. The 13' x 8' NE-facing balcony offers 180 degrees of panoramic views of Fish Creek, the city skyline, and Marshall Springs. Additional conveniences include in-suite laundry with built-in cabinetry and two titled underground parking stalls, one directly across from one of the carwash bays and each with its own storage room and located steps from the elevator. ALL UTILITIES are included in the condo fees, along with an unmatched array of amenities: fitness centre, lap pool, hot tub, steam room, 42-seat theatre, bowling alley, billiards and poker rooms, woodworking shop, craft room, wine room, coffee bar, library, formal dining and ballroom, catering kitchen, bike storage, 2 car wash bays, 8 guest suites, and beautifully maintained grounds. Set against the ridge of Fish Creek Park, this rare floor plan offers refined living, privacy, and resort-style luxury—an outstanding opportunity not to be missed.