



GRASSROOTS
REALTY GROUP

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1243, 2330 Fish Creek Boulevard SW
Calgary, Alberta

MLS # A2280604



\$439,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Garage Door Opener, Heated Garage, Parkade, Secured, Worksho		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Composite Siding, Log, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer, Dryer, All Window Coverings, Built-in Microwave

Welcome to a lifestyle upgrade in Sanderson Ridge: a premier 40+ resort-style community in Evergreen. This 1-bedroom plus den condo offers 854 sq ft of bright, open-concept living on the second floor with sunny south exposure and 9' ceilings throughout. Just steps from the front entrance and around the corner from the elevator, the location is as convenient as it gets. The spacious kitchen features granite countertops, a corner pantry, and ample cabinet space. Open to a cozy great room with an electric fireplace and direct access to the covered south-facing balcony, complete with a gas line for BBQs. Enjoy central air conditioning indoors or soak up the sun outside. The large primary bedroom is complemented by a 4-piece bathroom, a spacious flexible den space, in-suite laundry, and extra storage. Your titled heated underground parking stall (P2-66) includes a secure, closed-in storage room. Hosting guests? A rentable guest suite (#1241) is just two doors away. The amenity list here is unmatched: an indoor pool, hot tub, steam room, full gym, two bowling alleys, a movie theatre, games and recreation rooms, a car wash bay, wine-making room, workshop, library, billiards, crafts room, and the spectacular Sanderson Room—available for private events or weekly social hours. The building is professionally managed with a full-time on-site team and four elevators for ease of access. Condo fees include all utilities. Enjoy miles of trails in nearby Fish Creek Park and quick access to everyday needs, including TAZA Exchange, Costco, shopping, and dining. Commuting is easy with direct access to Stoney Trail just minutes away.