



**1132, 2330 Fish Creek Boulevard SW  
Calgary, Alberta**

**MLS # A2290272**



**\$799,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 739
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Log, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** NA

Amazing price adjustment! Welcome to this bright and charming 2-bedroom, 2-bath plus den condo with private garden access in the highly coveted Sanderson Ridge—Fish Creek Side. This immaculate, ground-level unit features a secluded patio that opens directly to lush gardens—perfect for small dog owners and nature lovers. Enjoy a spacious open floor plan that seamlessly connects the modern kitchen, equipped with stainless steel appliances and an eat-up bar, to the inviting living area and patio—ideal for entertaining or relaxing. The versatile den offers space for a home office, hobby room, or TV room. The primary bedroom boasts a 3-piece ensuite and a large walk-in closet, while the second bedroom also features a walk-in closet and is conveniently located next to a 4-piece bathroom. Additional highlights include in-suite laundry with storage, heated underground parking right by the elevator, and a large storage room. This one-owner unit is immaculately maintained and small-dog friendly. Sanderson Ridge offers exceptional amenities: bowling lanes, indoor swimming pool, movie theatre, wine room with private lockers, fitness centre, guest suites on each floor, billiard room, woodshop, car wash bay, card rooms, hair salon, heated underground parking with storage, a grand front entrance and lobby, and active community groups for quilting, crafts, woodworking, cards, and more. Located on the peaceful Fish Creek side of the building, this condo provides a tranquil retreat with vibrant community life and top-tier amenities. You’ll hardly ever need to leave the complex!