

\$465,000 - 1243, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2238692

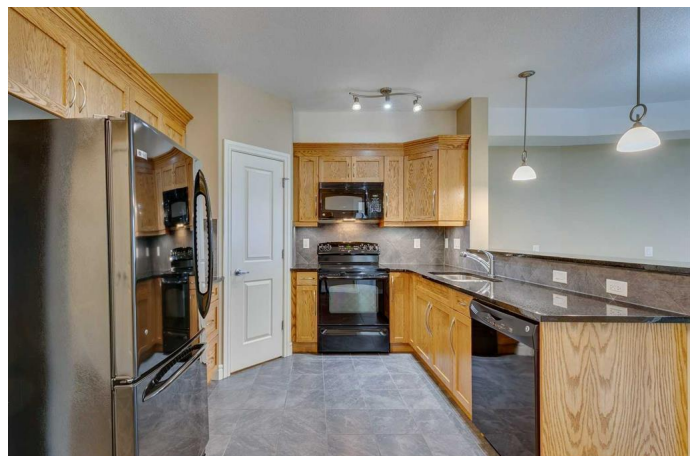
\$465,000

1 Bedroom, 1.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Truly an investment in both lifestyle and real estate! This award-winning, resort style, 40+ complex must be seen to be appreciated! One bedroom + den, 854 sq ft condo is on the 2nd floor, conveniently located to both the front door entry and around the corner from the elevator leading to your titled underground, heated parking stall P2-66 (with attached closed-in storage room). Bright and open floor plan with 9'™ ceilings and the sunny south exposure bring in an abundance of natural light. Spacious kitchen with corner pantry, black Quartz counters and plenty of cabinets. The adjacent dining space can accommodate a full-size dining suite and flows into the living room which has a cozy electric fireplace and direct access to the balcony and gas BBQ. Enjoy the warmth of the south exposure on the balcony and step back inside to your fully air conditioned condo. Primary bedroom, 4 piece bathroom, spacious den, in-suite laundry and additional storage complete the living space. There is also a guest suite 2 doors away from this unit (#1241) for you to reserve for your out-of-town company! The amenities are possibly the best in the city! Indoor pool, hot tub, steam room, fully equipped gym, movie theatre (with weekly movies), games room (darts, ping pong, air hockey, pinball, bowling). There is a stunning wine room where you can bottle your own wine! Workshop, crafts room, library, billiards, plus the "Sanderson Room" event space with a fully stocked kitchen you can book for family events or enjoy



weekly happy hours. Full time property manager and maintenance on site 5 days/week. Low monthly condo fees, including ALL utilities! Beautifully maintained and managed - condo living at its best! Sanderson Ridge overlooks one of Calgary's nicest natural areas, Fish Creek Provincial Park - walk, hike, bike the miles of trails. Minutes to all other amenities, including the new TAZA shopping area with Costco, shops and restaurants. A great place to call home! Pick your possession and move right in.

Built in 2009

Essential Information

MLS® #	A2238692
Price	\$465,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	854
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1243, 2330 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0L1

Amenities

Amenities	Visitor Parking, Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Secured Parking,
-----------	---

	Storage, Workshop
Parking Spaces	1
Parking	Parkade
# of Garages	1

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Clay Tile
Construction	Stone, Wood Frame, Composite Siding, Log
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	108
Zoning	M-2

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.