

\$434,900 - 1104, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2104466

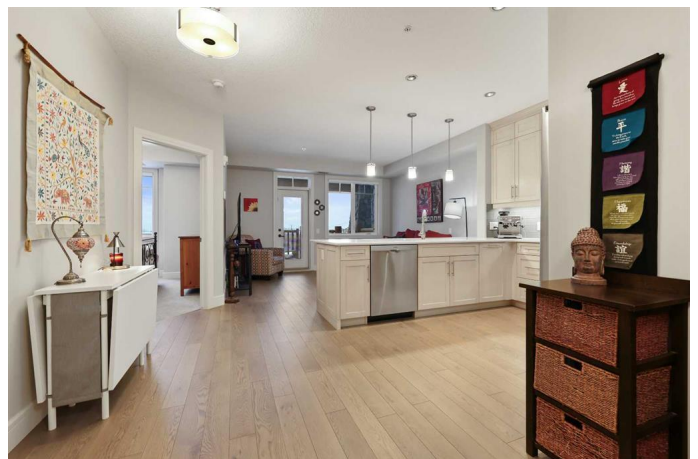
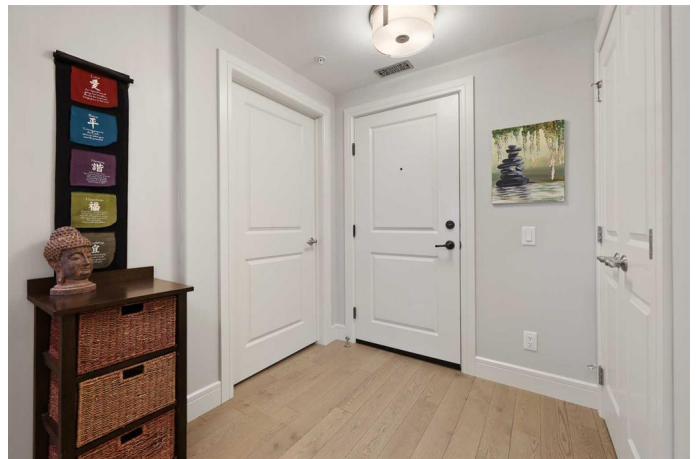
\$434,900

1 Bedroom, 1.00 Bathroom, 716 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to Sanderson Ridge, an adult community that cradles beautiful Fish Creek Park. No detail is overlooked, from the stunning craftsmanship of the exterior timber to the unsurpassed quality in the finishes of your suite. Sanderson Ridge is well equipped for any hobby. Pool tables, games & poker rooms, fitness centre, bowling alleys, craft room, wine cellar & woodworking shop-complete with power tools-are waiting for you. There's a movie theatre, swimming pool, hot tub, steam room, coffee bar, fully equipped kitchen & "The Sanderson Room" available for events plus 2 car-wash bays. Once inside, you'll notice the 9-foot ceilings, spacious foyer, beautiful plank hardwood floors, Santino Bianco porcelain tiles in bathroom, pot-lights throughout, a bright open floor plan & large windows that let in the light. You will be delighted with the gourmet kitchen featuring modern, custom-made "Superior Cabinets", gorgeous quartz countertops, trendy backsplash, porcelain under-mount double sink, S/S appliances including an induction cook-top stove with microwave hood fan, French door refrigerator with water and ice maker and a built-in dishwasher. Enjoy gatherings in the living room with access to the patio, highlighting the views of Fish Creek Park. The patio faces east which is perfect for enjoying your morning coffee and, also convenient, is the BBQ hook-up. No neighbors across from you! The primary suite has a walk-thru closet with custom closet



organizers. Relax in the spa-like cheater ensuite after partaking in the many activities that Sanderson Ridge has to offer. An in-suite laundry room with a washer & dryer completes the suite. A titled underground parking stall and storage area is included. Note that this unit is on the East side of the complex which was completed in 2018.

Built in 2018

Essential Information

MLS® #	A2104466
Price	\$434,900
Sold Price	\$431,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	716
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1104, 2330 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0L1

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Park, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking, Workshop
Parking Spaces	1

Parking Titled, Underground

Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Fan Coil, Natural Gas

Cooling Central Air

of Stories 4

Exterior

Exterior Features Balcony, Courtyard, Rain Gutters, Storage

Construction Wood Frame

Additional Information

Date Listed February 10th, 2024

Date Sold March 12th, 2024

Days on Market 31

Zoning M-2

HOA Fees 0.00

Listing Details

Listing Office Realty 2000 Inc.

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