

\$724,800 - 1321, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2128425

\$724,800

2 Bedroom, 2.00 Bathroom, 1,178 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

BACK ON THE MARKET due to pet policy not allowing 2 cats. This stunning third floor condo exudes modern elegance. The minute you step inside, youâ€™ll notice the beautiful plank hardwood floors, the 9-foot ceilings, spacious foyer, porcelain tiles in bathrooms and laundry room, high-end light fixtures including recessed lighting and pendant light fixtures above peninsula island, a bright open floor plan drenched in sunlight. You will be amazed by the gourmet kitchen, featuring â€œSuperior Cabinetsâ€• full height with soft close drawers and cupboards, gorgeous quartz countertops, trendy backsplash, under-mount porcelain double sink, high-end S/S appliances including a high quality gas range, stylish hood-fan, French door refrigerator with water and ice maker, built in dishwasher and microwave drawer. Abundant natural light floods the dining and living room areas creating a warm and inviting atmosphere. Off the main living area is a French door opening onto a massive SW facing balcony (approx. 29â€™ X 12â€™) with gas BBQ hook-up. Perfect for entertaining. The primary suite has a walk-in closet with custom closet organizers. Relax in the spa-like ensuite after partaking in the many activities that Sanderson Ridge has to offer. Youâ€™ll love the guest bedroom/den which has a large walk-in closet. In-suite laundry with a washer & dryer plus great storage space and a 4-piece bath with a deep soaker tub completes the suite. In addition, this unit



comes with 1 heated underground parking stall and storage area. Youâ€™ll be delighted with Sanderson Ridge, an adult community that cradles beautiful Fish Creek Park. No detail is overlooked, from the stunning craftsmanship of the exterior timber, the unsurpassed quality in the finishes of your suite to the dazzling array of amenities. 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, 8 guest suites & 2 car-wash bays.

Built in 2018

Essential Information

MLS® #	A2128425
Price	\$724,800
Sold Price	\$715,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1321, 2330 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 0L1

Amenities

Amenities	Car Wash, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Pool, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Roof	Concrete, Tile
Construction	Composite Siding, Log, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 8th, 2024
Days on Market	22
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	Realty 2000 Inc.
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