

\$445,000 - 2418, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2146520

\$445,000

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to Sanderson Ridge, one of Calgary's most desirable apartment complexes and winners of many awards! This stunning top-floor 1 bedroom, 1 bathroom unit includes titled underground parking and storage. It features an oversized deck that overlooks both the courtyard and Fish Creek Park, perfect for enjoying the outdoors. The spacious and open main floor is sure to take your breath away with the layout seamlessly connecting the kitchen to the living and dining areas, making entertaining easy and natural.. The kitchen boasts a stone countertop, stainless steel appliances, ample cabinet and counter space, and a large pantry. The living room, complete with a fireplace, offers a cozy atmosphere and leads to the balcony with a beautiful view of Fish Creek Park. The bright and sunny primary suite is large enough to accommodate a king-sized bed and includes a generous walk-through closet with organizers, leading to the roomy bathroom. Off the generously sized foyer, you'll find a large laundry room that doubles as additional storage space. This top-floor unit ensures peace and quiet with no neighbors above. Don't forget the fantastic titled underground parking stall and the storage unit which is directly in front of the parking stall. Sanderson Ridge offers an array of amenities, including a movie theatre, pool, gym, resort-style hall with a fireplace, bowling alley, wine cellar, art room, woodshop, pool tables, and much more. Situated next to Fish Creek Park, one of Calgary's natural



treasures, you'll have endless opportunities to enjoy the outdoors in Alberta's second-largest urban park right outside your door. It's easy to see why this is the perfect place to call your next home!

Built in 2009

Essential Information

MLS® #	A2146520
Price	\$445,000
Sold Price	\$441,250
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2418, 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, Party Room, Pool, Recreation Facilities, Recreation Room, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Garden
Construction	Stone, Wood Frame

Additional Information

Date Listed	July 4th, 2024
Date Sold	September 26th, 2024
Days on Market	83
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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