

**2419, 2330 Fish Creek Boulevard SW
Calgary, Alberta**

MLS # A2262008



\$509,900

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Other	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Other, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Outdoor Furniture & Umbrella on balcony, 2 T.V.'s and wall mounts, all blinds, wall mounted desk & file cabinet in Den, Dining Table & 4 chairs.

Excellent opportunity to own a bright and spacious top-floor unit in the highly sought-after Sanderson Ridge, a 40+ adult complex located next to Fish Creek Park. This well-maintained 1 Bedroom + Den condo offers a sunny southwest exposure, with large windows filling the space with natural light. The open-concept layout has many features including a functional kitchen with attractive cabinetry, granite countertops, a raised breakfast bar, and a walk-in pantry—perfect for everyday cooking and entertaining. The adjacent dining area and living room are warm and welcoming, with a cozy fireplace and access to a private balcony (outdoor furniture included). The Den is ideal for a home office or quiet reading nook. Updated, attractive luxury vinyl plank flooring installed in 2017. The large Bedroom has a huge walk-in wardrobe closet. The private ensuite has a spa atmosphere with a custom walk-in shower, fully tiled with shelves and bench seat (updated 2017). The guest bathroom, in the suite laundry with extra storage, and a titled underground parking with a separate storage room, complete the practical features of this home. Sanderson Ridge is known for its resort like amenities and welcoming community. Residents can enjoy access to an indoor swimming pool and hot tub, a well-equipped fitness centre, an on-site bowling alley, a movie theatre, a games and social room, as well as guest suites for visitors. There's also a craft room, wine-making room, workshop, car wash bays & so much more! Social events and activities are regularly organized. Excellent location - right next to Fish Creek Park, enjoy the miles of walking and biking trails, scenic views, and the peace and quiet of nature. Easy access to transit, shopping, restaurants, and major roadways. This home offers not only comfort, but an amazing lifestyle. A pleasure to show!