

\$449,900 - 1204, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2244224

\$449,900

1 Bedroom, 1.00 Bathroom, 716 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

This incredible condo presents an exceptional opportunity to join Sanderson Ridge, an exclusive community nestled alongside Fish Creek Park. No detail is overlooked, from the stunning craftsmanship of the exterior timber to the unsurpassed quality of the finishes in your suite. Inside, you'll be greeted by 9-foot ceilings and a welcoming, spacious foyer that immediately makes you feel at home. The gorgeous plank hardwood floors add warmth, while the Santino Bianco porcelain tiles in the bathroom and laundry room add a touch of elegance. Recessed lighting throughout the space illuminates it beautifully, highlighting the bright, open floor plan and large windows that flood the rooms with natural light. You'll love the gourmet kitchen, which includes modern, custom-made full height "Superior Cabinets," with magic corner cabinet, stunning quartz countertops, a stylish backsplash, a porcelain double under-mount sink, and stainless-steel appliances including an induction cooktop with an over-the-range ventilation hood fan, microwave drawer, a French door refrigerator with water and ice dispensers, and a built-in dishwasher.

Enjoy cozy gatherings in the living room, where you can step out onto the balcony and take in the views of Fish Creek Park. The balcony faces east, making it perfect for enjoying your morning coffee, and the gas BBQ hook-up adds convenience. It's an ideal spot with no neighbors across from you!



The primary suite features a walk-through closet equipped with custom closet organizers that lead into the cheater spa-inspired ensuite. An in-suite laundry room with a washer and dryer completes the suite. Youâ€™ll appreciate the convenience of having a good-sized titled underground parking stall located near the elevator, along with a secure storage area. Note, this unit is on the East side of the complex and was completed in 2018. Sanderson Ridge offers a vibrant and welcoming community atmosphere that truly makes you feel at home. Cradling beautiful Fish Creek Park, Sanderson Ridge is well-equipped for any hobby. Billiards room, a poker room, a fitness centre, bowling alleys, a craft room, a wine cellar, and a woodworking shop, complete with power tools, are waiting for you. Thereâ€™s a movie theatre, swimming pool, hot tub, steam room, coffee bar, fully equipped kitchen, a private dining room, and â€œThe Sanderson Roomâ€• available for events, guest suites, plus two car wash bays. Make sure to view this property, so you donâ€™t miss the opportunity to live in this vibrant community.

Built in 2018

Essential Information

MLS® #	A2244224
Price	\$449,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	716
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit

Status Active

Community Information

Address 1204, 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, Indoor Pool, Other, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop, Guest Suite
Parking Spaces 1
Parking 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), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating Fan Coil, Natural Gas
Cooling Central Air
of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Storage, Rain Gutters
Roof Concrete, Tile
Construction Composite Siding, Stone, Wood Frame, Log

Additional Information

Date Listed August 7th, 2025
Days on Market 2
Zoning M-2

Listing Details

Listing Office Realty 2000 Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® 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.