

**1243, 2330 Fish Creek Boulevard SW**  
**Calgary, Alberta**

**MLS # A2311370**



**\$409,900**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Parkade, Secured, Worksho		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Log, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Washer, Dryer, All Window Coverings, Built-in Microwave

Welcome to a lifestyle of ease and luxury at Sanderson Ridge, a premier 40+ community perfectly positioned on the edge of Fish Creek Park. This bright, 854-square-foot one-bedroom plus den home is all about effortless living, featuring airy nine-foot ceilings and a sunny south-facing exposure that keeps the space feeling warm and open. The location within the building couldn't be better—you're just steps from the main entrance and around the corner from the elevator, making coming and going a breeze. The kitchen is a standout with granite countertops, a walk-in pantry, and a large island that flows right into a cozy living area with an electric fireplace. From there, head out to your covered balcony, which includes a gas line for easy year-round grilling. What truly sets this home apart is the sense of community and the massive scale of the amenities. It feels less like an apartment and more like living in a private club where everything is connected and climate-controlled. Without ever leaving the building, you can head to the indoor pool and fitness center, catch a film in the movie theatre, or meet neighbors at the bowling alley and wine-making room. There is even a professional woodworking shop and a library for those who want to keep up with their hobbies without the maintenance of a large house. Practicality is built-in with a titled, heated underground parking stall that includes a secure, private storage room and an on-site car wash. For those who love to travel, the "lock and leave" security is a huge plus, and the condo fees are all-inclusive of utilities for total peace of mind. You are minutes away from the TAZA Exchange, Costco, and Stoney Trail, with miles of walking trails in Fish Creek Park right at your doorstep. It's the perfect spot to downsize your chores while upgrading your daily life.