

**2444, 2330 Fish Creek Boulevard SW
Calgary, Alberta**

MLS # A2329461



\$625,000

Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	956 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Composite Siding, Log, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: none

PRIVATE TOURS ANYTIME, LITTLE NOTICE NEEDED! UNOBSTRUCTED VIEWS OF FISH CREEK PARK AND DOWNTOWN! This apartment makes downsizing EASY because you have everything at your fingertips without sacrificing your VIEW! Located on the TOP FLOOR, this well kept unit has an expansive deck with views of the private green space, Fish Creek Park and downtown Calgary! The interior offers a seamless open concept floorplan that includes traditional perks like a formal entry with a closet, a fair sized kitchen with a pantry and a laundry room with storage. The hardwood floors shine from the large windows that open into the living room featuring a gas fireplace and dining space. The two bedrooms are ideally positioned on either end of the unit for guest privacy. The primary bedroom spoils you with a double vanity, a stand-up shower, and a walk-in closet. This unit is complete with a second four piece bathroom and an underground parking stall with an out of unit storage locker. Sanderson Ridge offers a lifestyle everyone dreams of but few are able to enjoy. With every amenity you could ever want, this is retirement living at its finest. Amenities include: a pool, spa, gym, hairdresser, woodshop, wine cellar, coffee bar, library, car wash, theatre, bowling alley, craft room, social room, poker room, billiards and gardening.