

**2334, 2330 Fish Creek Boulevard SW
Calgary, Alberta**

MLS # A2281037

\$935,000



Division:	Evergreen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,376 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 854
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Log, Mixed, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to #2334 a rare end-unit at Sanderson Ridge, offering breathtaking 180-degree panoramic views of Fish Creek Park, the city skyline, and Marshall Springs. Proudly recognized as one of Calgary's premier condominium communities, this award-winning complex is perfectly nestled along the edge of Fish Creek Park, providing direct access to miles of scenic walking, hiking, and cycling paths — a true nature lover's retreat. This immaculate end unit features soaring 9-foot ceilings and a thoughtfully designed open-concept layout. The spacious foyer welcomes you into the gourmet kitchen, complete with granite countertops, stainless steel appliances, and an induction stove. The expansive living and dining areas are warmed by a cozy gas fireplace and seamlessly open to a generous private balcony — the perfect spot to enjoy your morning coffee or evening barbecues while taking in the spectacular views. The primary suite is a serene retreat, featuring a spacious walk-in closet and a 4-piece ensuite with double sinks and stunning vistas. A well-sized second bedroom also enjoys incredible views of Fish Creek Park. A dedicated office area adds convenience for work or hobbies, while in-suite laundry with washer and dryer completes the functional layout. Enjoy year-round comfort with central air conditioning, and the peace of mind of condo fees that include all utilities. This unit comes with two titled, adjacent heated underground parking stalls and secure storage lockers. Sanderson Ridge is renowned for its exceptional, resort-style amenities, including a swimming pool, hot tub, steam room, fitness centre, bowling alley, movie theatre, woodworking shop, craft room, wine cellar, billiards room, and two car wash bays. Flooded with natural light throughout the year, this home offers comfort, luxury, and an unparalleled lifestyle. Welcome

home to Sanderson Ridge — Calgary's premier 40+ adult community.