

# \$739,900 - 2347, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2265527

**\$739,900**

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

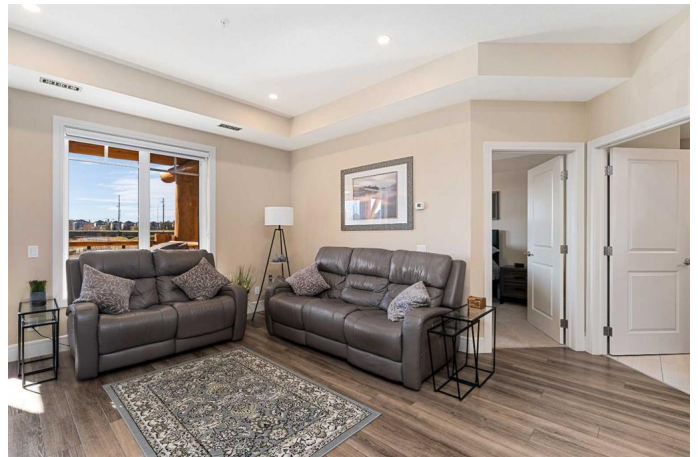
Welcome to Sanderson Ridge â€” proudly recognized as the Canadian Condominium Institute â€” South Alberta Chapter 2023 â€œCondo of the Yearâ€•! Perfectly nestled along the edge of Fish Creek Park, this award-winning community offers direct access to miles of scenic walking, hiking, and cycling trails â€” a true nature loverâ€™s paradise right at your doorstep.

Step inside this immaculate, like-new suite and youâ€™ll immediately appreciate the thoughtful open-concept design, soaring 9.5-foot ceilings, and high-end finishes throughout. The spacious foyer leads to a gourmet kitchen featuring quartz countertops, elegant Santino Bianco porcelain tile backsplash, Blanco Precis double undermount sink, and a full suite of premium stainless steel appliances including a gas range, stainless hood fan, Bosch dishwasher, microwave drawer, and French-door refrigerator with water and ice.

The inviting living area opens to a generous private balcony â€” ideal for your morning coffee or an evening barbecue, complete with a natural gas hookup.

Your primary suite offers a peaceful retreat with a spacious walk-through custom closet and a spa-inspired ensuite featuring double sinks and quartz counters. A second bedroom and full bathroom, plus a convenient in-suite laundry with washer and dryer, complete the layout.

Enjoy year-round comfort with central air



conditioning, and rest easy knowing all utilities are included in the condo fees. This unit is part of the newest wing, completed in 2022, and includes a titled heated underground parking stall with secure storage locker.

Sanderson Ridge is renowned for its exceptional amenities – an impressive array that rivals any resort: a swimming pool, hot tub, steam room, fitness area, bowling alley, movie theatre, woodworking shop, craft room, wine cellar, billiards room, and even two car wash bays. The building’s Hardie board siding and tiled roofing showcase the same quality craftsmanship you’ll find throughout this beautiful home.

Experience luxury, lifestyle, and community – all in one award-winning address. This unit is a South facing location which allows for ample sunlight year round and provides wonderful natural light in all seasons..

Welcome home to Sanderson Ridge – Calgary’s premier 40+ adult community.

Built in 2022

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265527          |
| Price          | \$739,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,051             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|         |                                    |
|---------|------------------------------------|
| Address | 2347, 2330 Fish Creek Boulevard Sw |
|---------|------------------------------------|

|             |           |
|-------------|-----------|
| Subdivision | Evergreen |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2Y0L1    |

### Amenities

|                |                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Car Wash, Fitness Center, Guest Suite, Indoor Pool, Other, Party Room, Recreation Room, Secured Parking, Spa/Hot Tub, Trash, Workshop |
| Parking Spaces | 1                                                                                                                                                                            |
| Parking        | Heated Garage, Parkade, See Remarks, Titled                                                                                                                                  |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                 |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range |
| Heating           | Natural Gas, Fan Coil                                                                       |
| Cooling           | Central Air                                                                                 |
| # of Stories      | 4                                                                                           |
| Basement          | None                                                                                        |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Gas Grill, Lighting, Rain Gutters, Storage, Barbecue, Uncovered Courtyard |
| Roof              | Clay Tile                                                                                        |
| Construction      | Composite Siding, Stone, Wood Frame, Log                                                         |
| Foundation        | Poured Concrete                                                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 14                 |
| Zoning         | M-2                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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