1143 2330 Fish Creek Boulevard SW

Calgary | Active | MLS® A2358789

$449,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2007	860.1 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Discover luxury 40+ living and serene tranquility within SW Calgary's award winning Sanderson Ridge community in Evergreen sitting on the edge of Fish Creek Park. This exceptional one bedroom plus den apartment offers a remarkable opportunity to embrace a lifestyle defined by comfort, elegance, and convenience. Expansive living spaces unfold with an open floorplan, accentuated by high 9 ft ceilings and complemented by durable laminate and tile flooring throughout, creating a seamless flow that invites warmth and sophistication. Granite countertops gleam within the kitchen, providing a stylish workspace while integrating into the overall aesthetic, alongside thoughtfully designed cabinetry, pantry and modern appliances. A separate patio entrance provides added flexibility and ease, while an electric fireplace, adorned with tile and a mantle, graces the living room, offering a cozy ambiance for relaxing evenings. Retreat to the generously sized bedroom, complete with ample closet space. The flexible den space allows for a separate office or hobby room. Laundry conveniences within the unit ensure ease and efficiency, while central air provides refreshing comfort year-round. Enjoy your morning coffee in privacy on the massive concrete patio. Beyond your residence, Sanderson Ridge provides a multitude of amenities including guest suites, car wash facilities, elevators, fitness centre, indoor pool, hot tub, steam room, banquet room, billiard and poker tables, bowling lanes, salon, movie theatre, wine room, workshop and more - all designed to enhance your quality of life. Enjoy effortless access to Fish Creek Park, steps away to walking and biking paths, along with nearby schools, restaurants and shopping. With one underground titled parking stall included, your vehicle is secured and readily accessible, completing this exceptional apartment experience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358789
Bedrooms	1
Bathrooms	1
Year Built	2007
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	860.1 sq. ft.
Main Level Finished Area:	860.1 sq. ft.
Condo Fee:	$593.02
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0913992
Heating:	Fan Coil, Fireplace(s), Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Log, Stone, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Concrete
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Mantle, Tile
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sanderson Ridge
Community:	Evergreen (Calgary)
Amenities:	Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Park, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Adult Living, Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 17'1" × 10'4" ·
Main Floor	Kitchen · 11'4" × 10'5" ·
Main Floor	Living Room · 13'5" × 12'11" ·

Main Floor	Dining Room · 10'6" × 7'3" ·
Main Floor	Den · 9'9" × 6'2" ·
Main Floor	Laundry · 9'6" × 4'5" ·
Main Floor	Foyer · 5'5" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance
Exterior Features:	BBQ gas line, Courtyard
Patio And Porch Features:	Patio
Pool Features:	Indoor
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-2
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1143-2330-fish-creek-boulevard-sw-calgary-a2358789/

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