1303 2330 Fish Creek Boulevard SW

Calgary | Active | MLS® A2347892

$799,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2018**	**1,192 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to Sanderson Ridge, a 40+ community where maintenance-free living feels more like a resort than a condo. PLUS Your condo fee includes ALL utilities. This premium 2018-built end unit on the third floor shows like brand new & offers an exceptional combination of space, natural light, privacy & one of the most desirable locations within the complex. W/ west & south exposures overlooking the quiet SW courtyard, the suite is embraced by large windows & filled W/ natural light throughout the day. Step outside onto the covered west-facing patio, a peaceful, private-feeling space to unwind W/ your evening tea & W/ a gas hook-up for BBQ-ing!

Inside, 9' ceilings & engineered hardwood floors enhance the sense of space, while the generous floor plan offers flexibility rarely found in condo living. The full-size gourmet kitchen features a large quartz island, abundant full-height cabinetry & storage, including a pantry W/ pull-out drawers, beautiful tiled backsplash & stainless steel appliances, including a gas range, French-door refrigerator W/ water & ice dispenser, microwave drawer, dishwasher & stylish hood fan. There is plenty of room for dining & entertaining, multiple options for arranging your living area, plus a dedicated space ideal for a home office or workspace. This is condo living W/ a feeling of abundant space.

TWO spacious bedrooms are thoughtfully positioned on opposite sides of the suite, providing excellent separation & privacy for owners & guests. The primary includes a large walk-through closet & 4-pc ensuite W/ glass shower & floor-to-ceiling tile. A second full bathroom, generous in-suite laundry room & California Closets throughout provide excellent everyday function & storage. Bedrooms are finished W/ carpet for added comfort, while central A/C keeps the suite comfortable throughout the summer.

The suite also comes W/ TWO titled, side-by-side parking stalls, each W/ storage directly in front, plus plenty of visitor parking for family & friends.

But what truly sets Sanderson Ridge apart is the lifestyle. The extensive amenities include beautiful gardens surrounding the building, a fitness centre, pool & hot tub, bowling alley, cinema, woodworking shop, crafts room, wine cellar, library, coffee bar, puzzle area, games room, poker room, billiards, catering kitchen, ballroom, dining room, outdoor patio & car wash bay, along W/ convenient on-site postal boxes. There are also private guest suites available to rent for visiting family & friends.

Just outside your door is Fish Creek Provincial Park. Start your mornings walking the pathways, spend an afternoon exploring the park o rsimply enjoy having one of Calgary's most beautiful natural spaces adjacent. Beautifully maintained, exceptionally spacious & move-in ready. Book your tour before this one is off the market!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347892
Bedrooms	2
Bathrooms	2
Year Built	2018
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:	1,192 sq. ft.
Condo Fee:	$876.00
Condo Fee Includes:	Common Area Maintenance, Electricity, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Water
Front Exposure:	South
Unit Exposure:	South, Southwest, West
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

Plan:	1810557
Heating:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sanderson Ridge
Community:	Evergreen (Calgary)
Amenities:	Bicycle Storage, Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Spa/Hot Tub, Storage, Visitor Parking, Workshop
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	Adult Living
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 14'2" × 10'10" ·

Main Floor	Bedroom · 13'5" × 10'10" ·
Main Floor	Kitchen · 15'11" × 9'1" ·
Main Floor	Living Room · 16'8" × 12'8" ·
Main Floor	Dining Room · 16'6" × 13' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Other
Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-2
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1303-2330-fish-creek-boulevard-sw-calgary-a2347892/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.