2460 2330 Fish Creek Boulevard SW

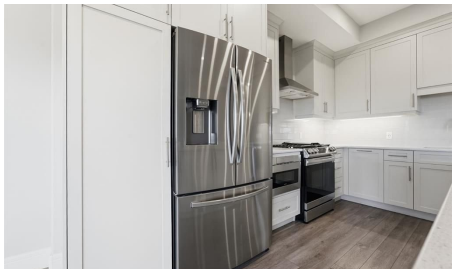
Calgary | Active | MLS® A2350263

$649,900









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2022**	**891.83 sq. ft.**

Your next move starts with a conversation.

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Listed by Realty 2000 Inc.

A closer look

Discover the ultimate in luxury and resort-style living, where every detail is designed for your comfort and joy! TOP FLOOR UNIT. This beautiful unit features stunning views of the courtyard and Fish Creek Park. From the moment you step inside, you'll be struck by the 9½-foot ceilings, cozy foyer, luxury vinyl plank floors, Santino Bianco porcelain tiles in the bathrooms, recessed lighting throughout, a bright open floor plan, and large windows showcasing views of Fish Creek Park. You will be delighted with the gourmet kitchen, featuring gorgeous quartz countertops, trendy backsplash, Blanco Precis silgranit under-mount double sink, S/S appliances including gas range, stylish hood-fan, French door refrigerator with water and ice maker, built-in dishwasher, and microwave drawer. A custom-built island adds both style and function, offering extra storage and a comfortable eating area. Designed to be removable, it provides flexibility to adapt the space for entertaining or everyday use. The spacious living area provides an exceptional setting for hosting memorable gatherings. Step out onto the expansive deck, crowned with a soaring covered roof - it's the ideal spot to enjoy your morning coffee or savour a glass of wine as the day unfolds! For added convenience, you'll find a BBQ hook-up ready for your outdoor grilling needs. The primary suite has a walk-in closet fitted with custom closet organizers. Unwind in the spa like ensuite, where a double vanity, sleek quartz countertops, and a spacious walk in shower create a calming retreat after enjoying the many activities Sanderson Ridge has to offer. A thoughtfully placed den offers an ideal spot for your computer, creative projects, or hobbies. A spacious in suite laundry room, complete with a washer and dryer, pairs perfectly with the striking main 2 piece bathroom to add the final finishing touches to this impressive suite. You'll appreciate the convenience of a titled underground parking stall not far from the elevators, plus a secure storage space. Note: This unit is on the West side of the complex and was completed in 2022.

You're going to love Sanderson Ridge, an adult community that cradles beautiful Fish Creek Park. No detail is overlooked, from the stunning craftsmanship of the exterior timber to the unsurpassed quality of the finishes in your suite. Sanderson Ridge is well equipped for any hobby. Pool tables, games & poker rooms, fitness centre, bowling alleys, craft room, wine cellar & woodworking shop - complete with power tools - are waiting for you. There's a movie theatre, swimming pool, hot tub, steam room, coffee bar, library, fully equipped kitchen, and "The Sanderson Room" available for events, plus 2 car-wash bays.

Don't miss your chance to become part of this wonderful condo complex and enjoy all the perks it has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350263
Bedrooms	1
Bathrooms	2
Year Built	2022
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:	891.83 sq. ft.
Main Level Finished Area:	891.83 sq. ft.
Condo Fee:	$644.59
Condo Fee Includes:	Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2022 (Age: 4)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)

Num Ensuite Baths:	1
Plan:	2211003
Heating:	Fan Coil, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Concrete, Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Parkade, 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:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Indoor Pool, Other, Parking, Party Room, Recreation Facilities, Spa/Hot Tub, Storage, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 19'2" × 14'6" ·
Main Floor	Kitchen · 13'8" × 11'6" ·
Main Floor	Hall · 13'8" × 4'6" ·
Main Floor	Office · 9'9" × 9'1" ·
Main Floor	Foyer · 7'5" × 6'4" ·
Main Floor	Bedroom - Primary · 12'9" × 10'8" ·
Main Floor	Walk-In Closet · 8'5" × 4'3" ·
Main Floor	Laundry · 8'1" × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2460-2330-fish-creek-boulevard-sw-calgary-a2350263/

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