



**2303, 2330 Fish Creek Boulevard SW  
Calgary, Alberta**

**MLS # A2315613**



**\$749,600**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt/Gravel, Clay Tile	<b>Condo Fee:</b>	\$ 716
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Log, Stone	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Weather station		

This home was the first sold in Sanderson Ridge in 2008 and is now ready for a new owner who will enjoy it as much as the last owner. It is a prime location over the main entrance with a 303 Sq. Ft. deck, and a south exposure. The unit is on the 3rd floor right around the corner from the elevator. There is a large kitchen with granite counters, a walk in pantry and breakfast bar. Large Living room and dining room with an electric fireplace and access to the deck. The primary bedroom also has a view to the south with another access to the deck, enough space for a king-size bed and has a four-piece ensuite with dual vanities, a walk in shower with a seat and a huge walk-in closet adjacent. There is a second bedroom and there is also Guest Suite for guests in the building. In-suite laundry with newer washer and dryer and a freezer that stays.

This building is full of amenities lots to keep you busy. Residents enjoy access to over 26,000 square feet of unparalleled amenities, including an indoor swimming pool and hot tub, fitness centre, bowling alley, movie theatre, billiards room, wine room, woodworking shop, craft rooms, library, coffee bar, guest suites, car wash bay, and beautifully landscaped courtyards. Sanderson Ridge fosters a true sense of community with numerous clubs, activities, and social events designed to support an active and connected lifestyle. One of Calgary's premier luxury adult-living communities, ideally located along the breathtaking pathways and natural beauty of Fish Creek Park in the sought-after community of Evergreen. Designed for active 40+ living,