

\$449,900 - 1243, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2270181

\$449,900

1 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.00 Acres

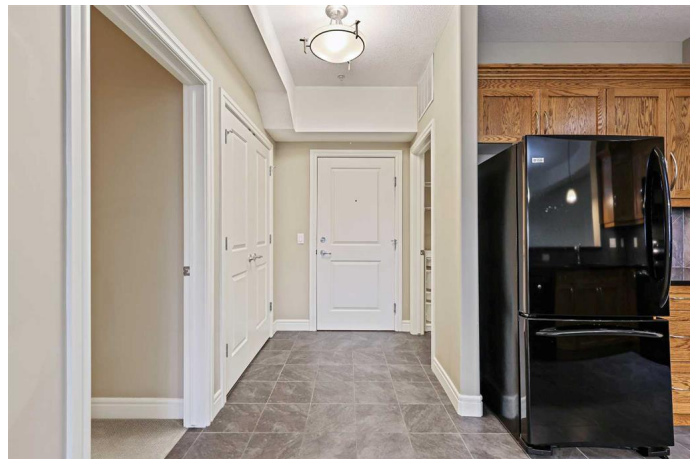
Evergreen, Calgary, Alberta

Welcome to a lifestyle upgrade in Sanderson Ridge: a premier 40+ resort-style community in Evergreen. This 1-bedroom plus den condo offers 854 sq ft of bright, open-concept living on the second floor with sunny south exposure and 9' ceilings throughout. Just steps from the front entrance and around the corner from the elevator, the location is as convenient as it gets.

The spacious kitchen features granite countertops, a corner pantry, and ample cabinet space. Open to a cozy great room with an electric fireplace and direct access to the covered south-facing balcony, complete with a gas line for BBQs. Enjoy central air conditioning indoors or soak up the sun outside. The large primary bedroom is complemented by a 4-piece bathroom, a spacious flexible den space, in-suite laundry, and extra storage.

Your titled heated underground parking stall (P2-66) includes a secure, closed-in storage room. Hosting guests? A rentable guest suite (#1241) is just two doors away.

The amenity list here is unmatched: an indoor pool, hot tub, steam room, full gym, two bowling alleys, a movie theatre, games and recreation rooms, a car wash bay, wine-making room, workshop, library, billiards, crafts room, and the spectacular Sanderson Room—available for private events or weekly



social hours. The building is professionally managed with a full-time on-site team and four elevators for ease of access. Condo fees include all utilities.

Enjoy miles of trails in nearby Fish Creek Park and quick access to everyday needs, including TAZA Exchange, Costco, shopping, and dining. Commuting is easy with direct access to Stoney Trail just minutes away.

Built in 2009

Essential Information

MLS® #	A2270181
Price	\$449,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1243, 2330 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0L1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Storage, Visitor Parking, Car Wash, Workshop
Parking Spaces	1

Parking	Driveway, Garage Door Opener, Heated Garage, Parkade, Secured, Workshop in Garage
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Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Other
Roof	Clay Tile
Construction	Composite Siding, Log, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	6
Zoning	M-2

Listing Details

Listing Office	RE/MAX Complete Realty
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