

# \$824,000 - 1132, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2239686

**\$824,000**

2 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to this bright and charming 2-bedroom, 2-bath plus den condo with private garden access in the highly coveted Sanderson Ridge® Fish Creek Side. This immaculate, ground-level unit features a secluded patio that opens directly to lush gardens—perfect for small dog owners and nature lovers.

Enjoy a spacious open floor plan that seamlessly connects the modern kitchen, equipped with stainless steel appliances and an eat-up bar, to the inviting living area and patio—ideal for entertaining or relaxing. The versatile den offers space for a home office, hobby room, or TV room. The primary bedroom boasts a 3-piece ensuite and a large walk-in closet, while the second bedroom also features a walk-in closet and is conveniently located next to a 4-piece bathroom. Additional highlights include in-suite laundry with storage, heated underground parking right by the elevator, and a large storage room. This one-owner unit is immaculately maintained and small-dog friendly.

Sanderson Ridge offers exceptional amenities: bowling lanes, indoor swimming pool, movie theatre, wine room with private lockers, fitness centre, guest suites on each floor, billiard room, woodshop, car wash bay, card rooms, hair salon, heated underground parking with storage, a grand front entrance and lobby, and active community groups for quilting, crafts, woodworking, cards, and more.

Located on the peaceful Fish Creek side of the



building, this condo provides a tranquil retreat with vibrant community life and top-tier amenities. Youâ€™ll hardly ever need to leave the complex!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239686          |
| Price          | \$824,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,171             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 1132, 2330 Fish Creek Boulevard Sw |
| Subdivision | Evergreen                          |
| City        | Calgary                            |
| County      | Calgary                            |
| Province    | Alberta                            |
| Postal Code | T2Y 0L1                            |

**Amenities**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Fitness Center, Community Gardens, Car Wash, Indoor Pool, Secured Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Underground                                                               |

**Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Garburator |

|                 |                       |
|-----------------|-----------------------|
| Heating         | Natural Gas, Fan Coil |
| Cooling         | Central Air           |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric              |
| # of Stories    | 4                     |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Roof              | Concrete                                 |
| Construction      | Wood Frame, Composite Siding, Log, Stone |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 28                |
| Zoning         | M-2               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Fireside Property Group Ltd. |
|----------------|------------------------------|

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