



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2330 FISH CREEK Boulevard #2418, Calgary T2Y 0L1**

MLS® #: **A2146520**

Area: **Evergreen**

Listing Date: **07/04/24**

List Price: **\$445,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **707**  
Low Sqft:  
Ttl Sqft: **707**

DOM

**74**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Garden**

Construction: **Stone,Wood Frame**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 14`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 9`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`7" x 7`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 9`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`8" x 5`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 12`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$446**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Fee Freq:  
**Monthly**

Legal Desc: **0914519**

Remarks

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Pub Rmks: **Welcome to Sanderson Ridge, one of Calgary's most desirable apartment complexes and winners of many awards! This stunning top-floor 1 bedroom, 1 bathroom unit includes titled underground parking and storage. It features an oversized deck that overlooks both the courtyard and Fish Creek Park, perfect for enjoying the outdoors. The spacious and open main floor is sure to take your breath away with the layout seamlessly connecting the kitchen to the living and dining areas, making entertaining easy and natural.. The kitchen boasts a stone countertop, stainless steel appliances, ample cabinet and counter space, and a large pantry. The living room, complete with a fireplace, offers a cozy atmosphere and leads to the balcony with a beautiful view of Fish Creek Park. The bright and sunny primary suite is large enough to accommodate a king-sized bed and includes a generous walk-through closet with organizers, leading to the roomy bathroom. Off the generously sized foyer, you'll find a large laundry room that doubles as additional storage space. This top-floor unit ensures peace and quiet with no neighbors above. Don't forget the fantastic titled underground parking stall and the storage unit which is directly in front of the parking stall. Sanderson Ridge offers an array of amenities, including a movie theatre, pool, gym, resort-style hall with a fireplace, bowling alley, wine cellar, art room, woodshop, pool tables, and much more. Situated next to Fish Creek Park, one of Calgary's natural treasures, you'll have endless opportunities to enjoy the outdoors in Alberta's second-largest urban park right outside your door. It's easy to see why this is the perfect place to call your next home!**

Inclusions: **None**  
Property Listed By: **MaxWell Canyon Creek**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**