



THE
A-TEAM

**RE/MAX
FIRST**

2330 FISH CREEK Boulevard #1239, Calgary T2Y 0L1

MLS® #: **A2179223**

Area: **Evergreen**

Listing Date: **11/18/24**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **913**
Low Sqft:
Ttl Sqft: **913**

DOM

3

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Secured,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsm:

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Elevator,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,See Remarks,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>
Kitchen	Main	11`4" x 9`11"	Dining Room	Main	11`2" x 7`11"
Living Room	Main	13`11" x 13`6"	Den	Main	11`4" x 9`8"
Bedroom - Primary	Main	12`4" x 10`10"	3pc Bathroom	Main	7`11" x 7`11"
Laundry	Main	7`11" x 5`5"	Balcony	Main	14`4" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$557

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0914518**

Remarks

Pub Rmks: **WELCOME TO SANDERSON RIDGE! This is a beautiful one bedroom plus den unit. With over 900 sq ft of living space, you will find this unit spacious yet cozy. The large living room is nice and bright with big windows to let in the sunshine, and a gas fireplace for those chilly evenings! The galley kitchen offers lots of counter space for meal prep, tons of cupboards for storage, and a large corner pantry. Sit up at your breakfast bar and enjoy your morning coffee! The bedroom is a generous size with a massive walk-through closet. The bathroom can be accessed two ways, and has just had an upgrade of a walk-in shower installed by Bath Fitter (comes with a lifetime guarantee!) You will love the good sized den that could be used as an office space as well as guest room. This unit is located on the second floor with a very large deck overlooking the front courtyard. You will enjoy the convenience of your TITLED underground parking stall with a large storage room in front. Sanderson Ridge is a 40+ building and won the 2023 Condominium of the Year Award CCI (Canadian Condominium Institute) South Alberta Chapter! THIS BUILDING HAS INCREDIBLE AMENITIES such as a pool, hot tub, games room with poker tables, billiards and shuffleboard, movie theater, wine making, woodworking, bowling alley, gym, car washes and so much more! Walk out the door and you are in Fish Creek park with all that it has to offer! Very easy access to Stoney Trail, with lots of shopping and restaurants nearby. Just a few minutes to Shawnessy store, or Costco and the new Taza mall! Don't miss out on this opportunity as units in here do not come up for sale very often.**

Inclusions: **Shelves in laundry room**
Property Listed By: **MaxWell Canyon Creek**

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













