

2330 FISH CREEK Boulevard #1239, Calgary T2Y 0L1

MLS®#: **A2179223** Area: **Evergreen** Listing **11/18/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 10-Dec** 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
33
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** Construction: **Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source:
 Fnd/Bsmt:
 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)**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------|-------|---------------|
| 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** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **0914518**

Remarks

Pub Rmks: **WELCOME TO SANDERSON RIDGE! This is a beautiful one bedroom PLUS A LARGE DEN suite. 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 WALK-IN 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 WITH SHELVING right 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! If you have company coming to visit, Sanderson Ridge has guest suites that can be rented for your convenience! Walk out the door and you are in Fish Creek Park, and take advantage of all that it has to offer - walking and biking trails, picnic areas and beautiful scenery! Very easy access to Stoney Trail - whether going north or south, with tons of shopping and restaurants nearby! Just a few minutes to all of the Shawnessy stores, including Co-op, Safeway, Canadian Tire, London Drugs, pubs, restaurants and so much more! Or just down the road is the Costco and the new Taza mall - everything from Dollarama, banking, restaurants, salons and more! 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









