

# \$949,900 - 2322, 2330 Fish Creek Boulevard Sw, Calgary

MLS® #A2240130

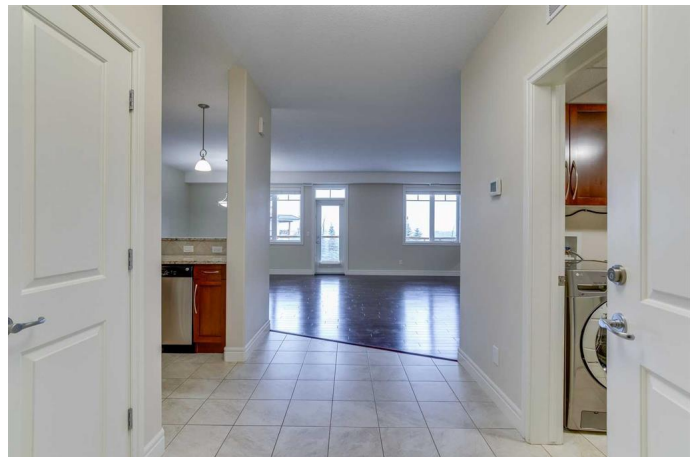
**\$949,900**

2 Bedroom, 2.00 Bathroom, 1,579 sqft

Residential on 0.00 Acres

Evergreen, Calgary, Alberta

Welcome to #2322 in Sanderson Ridge – One of the largest floorplans in Calgary’s premiere 40+ community in the SW. If you aren’t familiar with Sanderson, it’s a vibrant community built on the ridge of Fish Creek Park that was meant to provide all the entertainment and amenities possible without leaving your building. The highlights include a State-of-the-art fitness centre, lap pool & hot tub, Private theatre (42-seat), billiards/game & poker rooms, two-lane bowling alley & woodworking shop, a coffee bar, library, puzzle/hobby corner, Catering kitchen, formal dining & ballroom, a bike room, guest suites, secure underground parking and 2 car-wash bays. It doesn’t get much better than that. Now, the apartment itself is spectacular. Starting with one of the largest floor plans in the building, it has been meticulously maintained. I dare you to find a scratch in that hardwood! With 2 bedrooms and a den, a huge living and dining room area, as well as a large kitchen with a breakfast bar, the space will blow you away. The views of Fish Creek Park from the deck are amazing, and the peaceful nature of the setting just makes you relax. The architecture of the building is amazing, and every little detail is impressive with its lodge style feel. Rarely do these 2 bedroom with a den plans come on the market, so if you have been waiting for one, now is your chance. For more details, and to see the 360 virtual tour, click the links below.



Built in 2009

## Essential Information

MLS® #	A2240130
Price	\$949,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,579
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2322, 2330 Fish Creek Boulevard Sw
Subdivision	Evergreen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0L1

## Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Pool, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking, Workshop, Guest Suite
Parking Spaces	2
Parking	Parkade, See Remarks, Stall, Titled, Underground
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil
Cooling	Partial

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Barbecue, Courtyard, Lighting
Roof	Concrete
Construction	Cement Fiber Board, Stone

### Additional Information

Date Listed	July 17th, 2025
Zoning	M-2

### Listing Details

Listing Office	eXp Realty
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