

**1416, 2330 Fish Creek Boulevard SW  
Calgary, Alberta**

**MLS # A2236754**



**\$2,295,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Evergreen  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                     |               |                  |
| <b>Style:</b>    | Apartment-Penthouse                                    |               |                  |
| <b>Size:</b>     | 2,753 sq.ft.   | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Heated Garage, Oversized, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Fan Coil, Forced Air  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Tile  | <b>Condo Fee:</b> | \$ 1,800 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Masonite, Mixed, Stone, Wood Frame  | <b>Zoning:</b>    | M-2      |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |                   |          |
| <b>Inclusions:</b> | Induction slide in stove, Ask for furniture list, TV's,   |                   |          |

**LUXURY PENTHOUSE LIVING WITH UNRIVALED VIEWS** — 2330 FISH CREEK BOULEVARD SW. Indulge in the pinnacle of upscale living in this exceptional penthouse condo in the prestigious Sanderson Ridge—Calgary's premier 40+ adult lifestyle community. Offering a rare blend of expansive living space and refined elegance, this 2,752 sq ft residence is designed for those who value quality, privacy, and breathtaking surroundings. From the moment you step into the spacious foyer, you're greeted by abundant natural light streaming through numerous large windows, creating a warm and welcoming atmosphere. Adjacent to the entrance, double French doors lead to your first private outdoor living room deck, one of three incredible outdoor retreats that truly elevate this home. The heart of the condo features two distinct yet flowing living and dining areas, each anchored by a cozy gas fireplace—ideal for entertaining or unwinding. A wet bar enhances the ambiance, while the gourmet kitchen showcases granite countertops, upgraded cabinetry, and generous storage. Two of the three private balconies extend from this central space, offering panoramic views of Fish Creek Park, the city skyline, and Marshall Springs—an ever-changing natural masterpiece at your doorstep. In the private quarters, you'll find a beautifully appointed in-suite laundry room with matching cabinetry and surfaces, blending utility with style. The first primary bedroom suite is a sanctuary, boasting a five-piece spa-style ensuite, a large walk-through custom closet, oversized windows, and exclusive access to its own balcony. Adjacent to this suite, a cozy private den offers ideal space for reading, working, or hobbies. The second primary suite—nearly 370 sq ft—is equally luxurious, with generous proportions, large windows, and access to the

third balcony. Its four-piece ensuite features a spa-inspired shower, vanity with ample storage, and an 8' x 5' walk-in closet, offering convenience and comfort. This home also includes three titled underground parking stalls—a rare and valuable feature in condo living. Additionally, it's conveniently located just a few steps from your elevator. Life at Sanderson Ridge is defined by lifestyle and community. This resort-style complex offers a comprehensive array of world-class amenities: Indoor swimming pool, hot tub, steam room, Fitness centre and yoga space, Movie theatre, bowling alley, poker room, billiards lounge, Fully stocked craft room, woodworking shop, and wine cellar, Coffee bar, commercial-grade kitchen, and event space known as The Sanderson Room. Two car wash bays, an on-site barber shop, and beautifully manicured grounds. Set against the backdrop of Fish Creek Park, this extraordinary penthouse combines space, privacy, and refined living in an unbeatable location. Don't miss your chance to experience luxury living at its finest—schedule your private tour today.