



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #1111, Calgary T3R0V5

MLS® #: **A2119299**

Area: **Sage Hill**

Listing Date: **04/03/24**

List Price: **\$349,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **885**
Low Sqft:
Ttl Sqft: **885**

DOM

46

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

Parkade,Titled

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 16`0"
Bedroom - Primary	Main	11`5" x 11`9"
4pc Bathroom	Main	4`11" x 7`9"
Dining Room	Main	6`6" x 9`0"
Foyer	Main	9`8" x 4`3"

Room	Level	Dimensions
Kitchen	Main	9`0" x 10`6"
Bedroom	Main	8`10" x 9`0"
4pc Ensuite bath	Main	8`0" x 8`0"
Laundry	Main	3`0" x 2`9"

Legal/Tax/Financial

Condo Fee:
\$496

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1511662**

Remarks

Pub Rmks: **If you're looking for a show home style condo with a fantastic location then this is it! Beautiful 2 Bed 2 Bath AIR CONDITIONED Home has to offer, from the Large Open Concept Design to the Stylish & Modern Upgrades & finishes throughout! Boasting nearly 900ft, VINYL PLANK Flooring, Unique Feature Walls & an Abundance of NATURAL LIGHT from the west-facing windows. The U-shaped kitchen is fully upgraded with a built-in microwave and oven, electric cooktop, and chimney hood fan. The dining area sits adjacent to the kitchen and offers a great little nook, perfect for a bar station or home office. The living area is open and perfect for entertaining and leads you to the extra wide balcony backing onto a common green space that offers a ton of privacy (the majority of units face the parking lot or street)!! The master bedroom is spacious with enough room to fit a king-sized bed, dresser, and nightstands and offers a walkthrough closet and 4-piece ensuite bath with double sinks, and linen.**

Inclusions: **Blinds, Electric Fireplace**
Property Listed By: **Bode Platform Inc.**

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







