



THE
A-TEAM

**RE/MAX
FIRST**

40 SAGE HILL Walk #406, Calgary T3R 2C5

MLS® #: **A2122243**

Area: **Sage Hill**

Listing Date: **04/11/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **437**
Low Sqft:
Ttl Sqft: **437**

Access:
Lot Feat:
Park Feat:

Stall

DOM

38

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Carpet, Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	8`10" x 10`6"	Bedroom	Main	7`10" x 11`2"
4pc Bathroom	Main	7`8" x 4`11"	Laundry	Main	3`3" x 5`3"

Legal/Tax/Financial

Condo Fee:
\$242

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc:	2311415	Remarks
Pub Rmks:	<p>The beautiful condo comes with 1 Bedrooms, 1 Living, in unit laundry, and including 1 Stall parking spot. The apartment unit is located at 4th floor (the top floor) with the great view. The condo is built on 2023. In the unit, you can enjoy the big living room and great spacy kitchen area. Balcony is close the living room. From the balcony, you can have good time of top floor view. You will be easy to access Stoney Trail, Sarcee Trail and Shaganappi trail. There are school, bus stops and business retail located near by the community. It's nice opportunity to have this as investment property, or enjoy it as your new home. You must see this.</p>	
Inclusions:	none	
Property Listed By:	CIR Realty	

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





