



THE
A-TEAM

**RE/MAX
FIRST**

238 SAGE VALLEY Common #308, Calgary T3R 1X7

MLS® #: **A2123823**

Area: **Sage Hill**

Listing Date: **04/19/24**

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

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: **683**
Low Sqft:
Ttl Sqft: **683**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`8" x 8`8"
3pc Ensuite bath	Main	8`6" x 4`9"
Kitchen	Main	13`11" x 12`1"

Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 8`7"
Bedroom - Primary	Main	10`1" x 11`11"
Living Room	Main	12`0" x 10`1"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple

Zoning:
M-1 D100

Legal Desc:	2310071	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to your dream home in Sage Hill! We are thrilled to present this stunning, brand new 2-bedroom and 2 full bath condo, situated in a modern building close to a bustling commercial plaza, delightful restaurants, and easy access to public transit. Step into an oasis of contemporary design with high-end luxurious finishes and an open-concept layout that exudes sophistication and comfort. Bask in the beauty of natural light flooding through the large windows, creating a warm and inviting atmosphere in every corner of the condo. Embrace your inner chef in the well-appointed kitchen featuring stainless steel appliances, quartz countertops, undermount sinks, and ample storage space for all your culinary essentials. Sip your morning coffee or unwind with a glass of wine on the charming balcony, a perfect spot to enjoy the scenic views and fresh air. This condo is an absolute gem, combining style, comfort, and convenience in one perfect package. Don't miss out on the opportunity to make this your new home. Contact us today for a viewing!		
Inclusions:	NA		
Property Listed By:	Ally Realty		

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











