



THE
A-TEAM

**RE/MAX
FIRST**

4 SAGE HILL Terrace #202, Calgary T3R0W4

MLS® #: **A2134943**

Area: **Sage Hill**

Listing Date: **05/24/24**

List Price: **\$350,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **801**
Low Sqft:
Ttl Sqft: **801**

DOM

32
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`1" x 4`11"	4pc Ensuite bath	Main	5`1" x 7`1"
Bedroom	Main	13`11" x 8`5"	Kitchen	Main	13`3" x 12`1"
Living Room	Main	14`6" x 12`1"	Office	Main	5`1" x 7`10"
Bedroom - Primary	Main	11`8" x 10`8"			

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1512318**

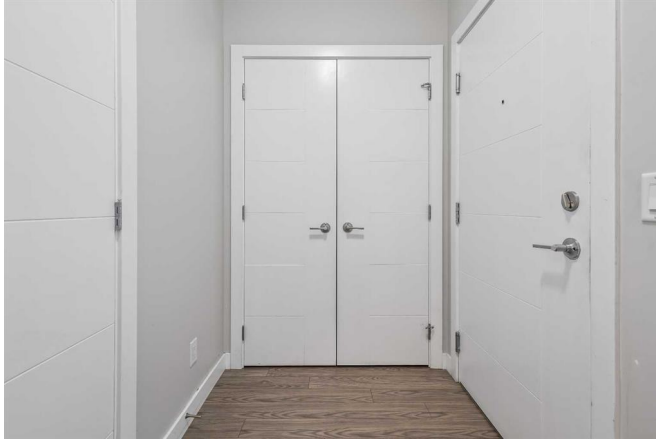
Remarks

Pub Rmks: **Welcome to the beautiful "End Unit" 2 bedrooms and 2 baths modern condo in the community of Sage Hill, a good opportunity for first-time home buyers and savvy investors. This unit offers a den large enough to use as a home office or a bonus storage area. Upon entering the unit you'll notice the large windows allowing streams of natural light to fill the space, nice view of pond and open space from every window of the unit, 9' knockdown ceilings. The kitchen features stainless steel appliances, a stylish backsplash and modern slab cabinetry, working together with quartz countertops both in the kitchen and carried through to the both bathrooms, to bring a high end feel that is sure to impress. Gather with friends and family just off the kitchen in the large living/dining area or enjoy the fresh air from your private patio area, comes with one titled underground parking as well. For the pet lovers, the Viridian is equipped with a turfed pet area and walking trails connecting to the immense greenspace already established in the community. With 4 grocery stores, including a Walmart, just a short 10 minute walk away, and an established transit system in place. Stoney trail is less than 5 minutes' drive to connect you with the rest of city. Whether you're the adventurous type with a love for the Rocky Mountains located just 45 mins away. Book your private showing today!**

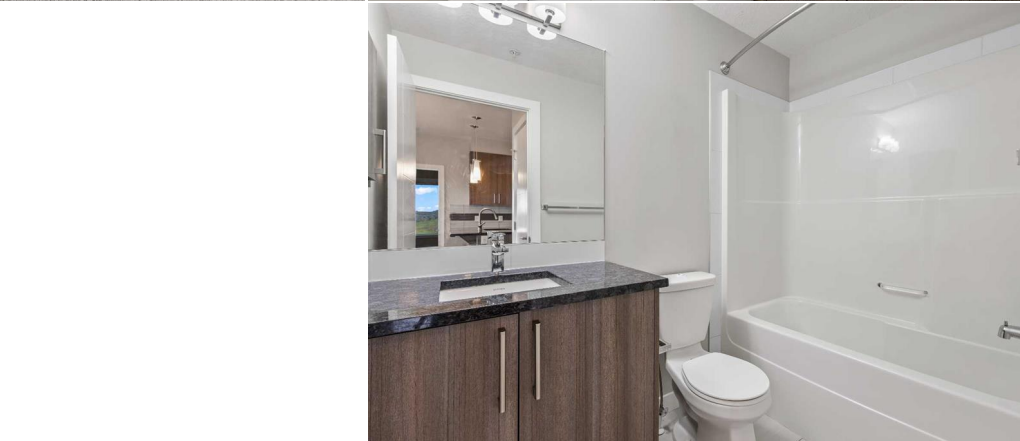
Inclusions:
Property Listed By: **All Window coverings**
Royal LePage Solutions

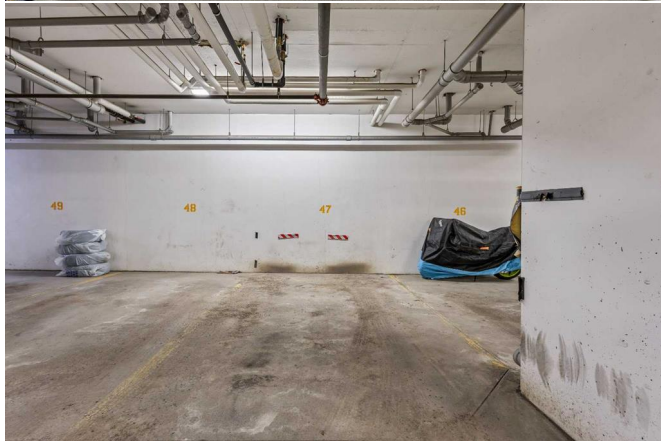
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











#202-4 Sage Hill Terrace NW, Calgary, AB

Main Floor Exterior Area 578.24 sq ft
Interior Area 807.73 sq ft



0 3 6 ft

PREPARED 20/04/2024



While figures are included from bid floor area in GMLC floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.