



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**238 SAGE VALLEY Common #403, Calgary T3R 1X8**

MLS® #: **A2141086**

Area: **Sage Hill**

Listing Date: **06/10/24**

List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2023**

Lot Information

City/Town:  
Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **566**  
Low Sqft:  
Ttl Sqft: **566**

DOM

**98**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 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: **Mixed**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Washer/Dryer**  
Int Feat:  
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`1" x 6`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`3" x 5`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 9`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`7" x 11`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`8" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$258**

Title: **Fee Simple**  
Fee Freq:

Zoning: **C-C2 f0.5h18**

**Monthly**

Legal Desc: **2310071**

Remarks

---

Pub Rmks: **\*\*\*Perfect property for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors. \*\*\*Welcome to your dream home in Sage Hill! We are thrilled to present this stunning,1 Bed 1 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, 2 tone cabinetry 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**