

238 SAGE VALLEY Common #215, Calgary T3R 1X8

MLS®#: A2141117 Listing 06/13/24 List Price: **\$289,900** Area: Sage Hill

Status: Active County: Calgary Change: -\$20k, 31-Aug Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: **Apartment**

City/Town: Calgary Finished Floor Area 2023 Year Built: Abv Saft:

Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: Lot Shape:

Parking

564

564

Ttl Park: 1

1(1)

1.0 (1 0)

High-Rise (5+)

Garage Sz:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

95

Access: Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof: Flat Torch Membrane Construction:

Heating: Baseboard, Boiler Mixed Sewer:

Flooring: Balcony Laminate Water Source:

Fnd/Bsmt:

Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked Kitchen Appl:

Int Feat: See Remarks

Ext Feat:

Utilities:

Room Information

Level <u>Level</u> <u>Room</u> **Dimensions** Room **Dimensions** 4pc Bathroom Main 9`1" x 6`8" **Bedroom** Main 9`1" x 8`11" Laundry Main 3`5" x 4`9" Fover Main 4`3" x 5`10" 10`11" x 11`7" **Dining Room** 9`9" x 9`11" Main Main

Kitchen 9`9" x 9`11" **Living Room** Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: C-C2 f0.5h18 \$258 **Fee Simple**

Fee Freq: **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