



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 SAGE HILL Terrace #314, Calgary T3R 0W8**

MLS® #: **A2141882**

Area: **Sage Hill**

Listing Date: **09/06/24**

List Price: **\$377,500**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 30-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **863**  
Low Sqft:  
Ttl Sqft: **863**

DOM

**106**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Elevator,Granite Counters,High Ceilings,Kitchen Island**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Office</b>	<b>Main</b>	<b>7`11" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`0" x 5`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`2" x 5`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`5" x 3`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$511**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d100**

Legal Desc: **1611683**

Remarks

Pub Rmks: **BEST LOCATION IN THE COMPLEX with \*\*\*2 PARKING SPOTS, TOP FLOOR, CORNER, 9 FT CEILING, OFFICE, AWESOME VIEW, NO ATTACHED SIDE NEIGHBOURS, NO CARPET\*\*\*. Dreamy views from the TOP FLOOR and a CORNER orientation make this condo the best-located unit in Sage Hill's Viridian 20 Building complex. Entering the building you'll notice a clean and stylish design in the common areas; inside the flat, a warm modern aesthetic will make you feel at home. \*\*\*MAIN FLOOR\*\*\* A spacious entryway welcomes you with generous closets, and you will also appreciate that the laundry room, PANTRY, and OFFICE are all tucked away from the main living space. In the kitchen, walnut-toned cabinetry is an elegant selection that pairs beautifully with stainless appliances and mottled GRANITE COUNTERS. An eat-up peninsula provides tons of counter space and overlooks the open-concept living room and dining area, where large windows bring in tons of light and stunning views, emphasized by 9 FT ceilings. On the balcony, panoramic views showcase the peaceful pathways that wind through the ravine and over to the lake. The primary bedroom includes big windows and a walk-through closet into a lovely four-piece ensuite. Across the unit, a second bedroom with a gorgeous view and another full bathroom form a coveted layout. Six-panel doors, 3 CEILING FANS, and HEATED FLOORS are great upgrades in this apartment. \*\*\*BUILDING AMENITIES\*\*\* This home has two parking stalls, one in the surface lot and one in the secure underground right next to the elevator. This complex is pet-friendly and features a mailroom, BIKE STORAGE, and an EVENT ROOM as well as loads of visitor parking. \*\*\*THE AREA\*\*\* Within walking distance, the extensive array of shops, restaurants, and services at Sage Hill Crossing and the Creekside Shopping Centre are wonderfully convenient. In under ten minutes, you will also find even more shops at the Beacon Heights Shopping Centre, plus there are three schools in a short drive. This community celebrates the outdoors, with walking paths and serene lakes to enjoy in every direction. Transit stops right outside the complex, making it easy to leave the car at home for your commute, or hop onto one of the many primary routes, like Stoney Trail, for a quick drive to any quadrant of the city. (ASK ME ABOUT RENT-TO-OWN)**

Inclusions: **none**  
Property Listed By: **Greater Calgary Real Estate**

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











