



THE
A-TEAM

**RE/MAX
FIRST**

3727 SAGE HILL Drive #3104, Calgary T3R 1T7

MLS® #: **A2146922** Area: **Sage Hill** Listing Date: **07/05/24** List Price: **\$350,000**
 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:

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

Finished Floor Area
 Abv Sqft: **674**
 Low Sqft:
 Ttl Sqft: **674**

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

Construction: **Composite Siding, Concrete, Stone, Wood Frame**
 Flooring:
Vinyl
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`4" x 10`7"	Kitchen	Main	12`8" x 10`9"
Bedroom - Primary	Main	17`9" x 11`3"	Bedroom	Main	10`10" x 9`1"
4pc Ensuite bath	Main	7`3" x 4`11"	3pc Bathroom	Main	6`11" x 10`3"

Legal/Tax/Financial

Condo Fee: **\$374** Title: **Fee Simple** Zoning: **M-2 d200**
 Fee Freq:

Monthly

Legal Desc: **2210852**

Remarks

Pub Rmks: **This 2022-built condo is located close to all essentials such as grocery stores, fast food and restaurants. This prime location also features extra street parking nearby. Situated on the main floor, this unit boasts 2 bedrooms, 2 bathrooms, and spans just under 700 square feet, complete with its own patio. It features upgrades such as pot lights, luxury vinyl plank flooring, quartz countertops, under-mount sinks, Kohler faucet fixtures and ENERGY STAR Qualified Appliances. The open concept kitchen includes soft close drawers and stainless steel appliances, flowing seamlessly into a spacious living room with access to a concrete patio equipped with BBQ hookups. The primary bedroom offers ample space with walk-through double closets leading to a 3-piece en-suite featuring a stand-up shower. The second bedroom is located on the opposite side along with another 4-piece bathroom. Additionally, the condo includes full-size stacked in-suite laundry, heated underground parking, and assigned storage.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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