

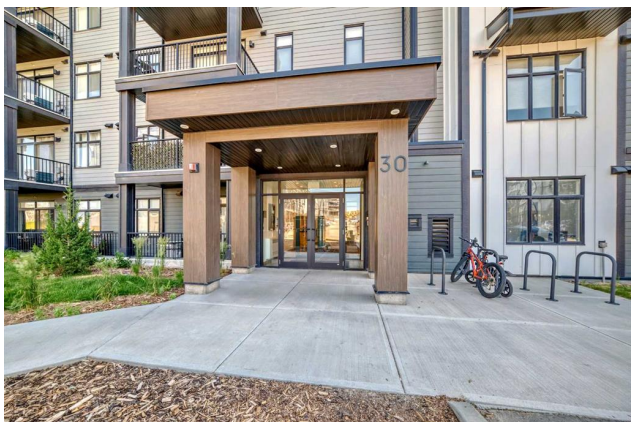


THE
A-TEAM

**RE/MAX
FIRST**

30 SAGE HILL Walk #402, Calgary T3R 2A9

MLS® #: **A2149363** Area: **Sage Hill** Listing Date: **07/13/24** List Price: **\$290,000**
 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:

Finished Floor Area
 Abv Sqft: **502**
 Low Sqft:
 Ttl Sqft: **502**

Outside,Stall,Titled

DOM

161
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
 Int Feat: **Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 5`0"	Bedroom	Main	10`1" x 9`2"
Kitchen	Main	18`0" x 5`11"	Living/Dining Room Combination	Main	14`9" x 9`4"
Balcony	Main	15`5" x 6`0"			

Legal/Tax/Financial

Condo Fee: **\$263** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 2311149

Remarks

Pub Rmks: **Hey first-time homebuyers or savvy investors! This condo in the NW neighbourhood of Sage Hill is just what you're looking for. Built by the award-winning Logel Homes, this super cute 1 bed / 1 bath unit has never been lived in. With 9' ceilings, air conditioning(!), and stylish LVP flooring throughout, it has all the modern touches. The kitchen has everything you need with quartz counters, stainless steel appliances, and sleek white cabinets, including a pantry! The bright living area opens to a large balcony - a great spot to BBQ. You'll also love the in-suite laundry, assigned storage locker and titled outdoor parking stall that's close to the building entrance. Sage Hill Shopping Plaza is just steps away. Plus, with quick access to Stoney Trail and Shaganappi Trail, getting around is easy. New phases are priced at \$20K+ more. Save money and move in now!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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





