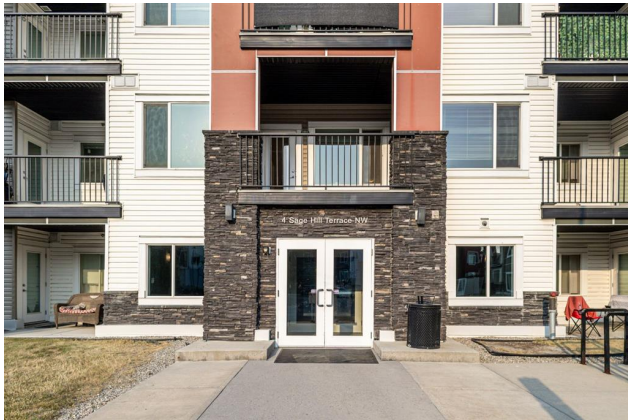


4 SAGE HILL Terrace #207, Calgary T3R 0W4

MLS® #: **A2152527** Area: **Sage Hill** Listing Date: **07/25/24** List Price: **\$288,000**
 Status: **Pending** County: **Calgary** Change: **-\$2k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **577**
 Low Sqft:
 Ttl Sqft: **577**

DOM

53
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Electric Oven, Refrigerator, See Remarks, Washer/Dryer**
 Int Feat: **Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`8" x 13`0"	Kitchen	Main	8`7" x 10`6"
Laundry	Main	3`0" x 2`11"	Den	Main	9`9" x 5`11"
Foyer	Main	5`5" x 4`3"	Bedroom - Primary	Main	9`8" x 10`10"
4pc Bathroom	Main	8`3" x 4`11"	Walk-In Closet	Main	5`0" x 6`3"

Legal/Tax/Financial

Condo Fee: **\$363** Title: **Fee Simple** Zoning: **M-1 d100**

Fee Freq:
Monthly

Legal Desc: **1512318**

Remarks

Pub Rmks: **Stunning West Facing 1-Bedroom Suite in Sage Hill - Your Ideal Home! Whether buying your first home or expanding your investment portfolio, seize this opportunity! Welcome to the Viridian, a charming 1-bedroom Suite of 577.86 square feet nestled in the picturesque Sage Hill community by Trico Communities. This meticulously maintained residence on the second floor boasts brand-new fixtures, stainless steel kitchen appliances, a balcony perfect for morning coffees, a spacious walk-in closet, in-suite laundry facilities, and an underground heated parking stall! Conveniently located within walking distance to public transit stops and just a short drive to major shopping destinations including Beacon Hill Shopping Centre, Walmart, T&T Supermarket, and more. Step outside and immerse yourself in nearby waterways and scenic walking trails. Don't miss out on making Viridian your new home. Contact your Friendly Realtor today to schedule a viewing!**

Inclusions: **N/A**
Property Listed By: **YMK Real Estate & Management Inc.**

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





