

12 SAGE HILL Terrace #2, Calgary T3R 0W6

MLS® #: **A2156173** Area: **Sage Hill** Listing Date: **08/15/24** List Price: **\$300,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **804**
 Low Sqft:
 Ttl Sqft: **804**

DOM

128
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Concrete,Stone,Vinyl Siding**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	15`6" x 12`0"	Kitchen	Main	9`2" x 8`2"
Bedroom - Primary	Main	11`7" x 10`8"	4pc Ensuite bath	Main	7`2" x 5`1"
Bedroom	Main	11`7" x 8`3"	Foyer	Main	9`4" x 5`5"
Storage	Main	7`10" x 5`1"	Laundry	Main	2`10" x 2`8"
4pc Bathroom	Main	8`1" x 4`10"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$479

Fee Simple
Fee Freq:
Monthly

M-1 d100

Legal Desc: **1512993**

Remarks

Pub Rmks: **This ground-floor unit, located in the sought-after Sage Hill community in NW, offers unparalleled convenience with its proximity to the main entrance and walking distance to various amenities. The unit features dual entry doors, including a back door that opens to a patio and easy access to the ridge walking path and seating area to the scenic view of green space ravine. The unit boasts a thoughtful layout with numerous features including, durable laminate and tile flooring throughout, in-floor heating, 9-foot ceilings, and large vinyl windows that allow for an abundance of natural light. The open-concept design is enhanced by double closets, a dedicated storage room, a bright living room, and a well-equipped kitchen with a breakfast bar and ample cabinet space. Additionally, the unit includes in-suite laundry for added convenience. There are two spacious bedrooms and two full bathrooms, with the primary bedroom offering a walk-through closet and a sunny 4-piece ensuite bathroom. The private patio is an ideal outdoor space, perfect for enjoying the fresh air or accommodating a full-sized BBQ. Situated close to Walmart, T&T Supermarket, Sage Hill Quarter, Beacon Hill, Creekside, and extensive pathways and greenspaces, this location provides easy access to transit, parks, Stoney Trail, the University of Calgary, and the airport.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







