



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 SAGE HILL Terrace #2, Calgary T3R 0W6**

MLS® #: **A2156173**

Area: **Sage Hill**

Listing Date: **08/15/24**

List Price: **\$300,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 08-Nov**

Association: **Fort McMurray**



General Information

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

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

DOM

**98**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

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
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>15`6" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`3"</b>
<b>Storage</b>	<b>Main</b>	<b>7`10" x 5`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`2" x 5`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`4" x 5`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`10" x 2`8"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$479

Fee Simple

M-1 d100

Fee Freq:

Monthly

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**













