



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #4110, Calgary T3R0V5

MLS®#: **A2158802**

Area: **Sage Hill**

Listing Date: **08/19/24**

List Price: **\$370,000**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 30-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

31
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Playground,Private Entrance**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`6" x 9`11"	Living Room	Main	11`2" x 12`0"
4pc Bathroom	Main	7`11" x 4`10"	Bedroom - Primary	Main	11`5" x 11`0"
Laundry	Main	5`5" x 5`0"	Walk-In Closet	Main	4`10" x 7`10"
Entrance	Main	4`10" x 5`0"	4pc Ensuite bath	Main	7`10" x 7`3"
Dining Room	Main	8`2" x 8`4"	Other	Main	6`2" x 31`8"

Kitchen **Main** **9`9" x 11`2"** Legal/Tax/Financial

Condo Fee: **\$488** Title: **Fee Simple** Zoning: **M-1 D100**
 Fee Freq: **Monthly**

Legal Desc: **1710624** Remarks

Pub Rmks: **Visit REALTOR® website for additional information. This gorgeous condo in the popular family-friendly community of Sage Hill is modern, its one of the few with its own ground-floor private entrance, so if you like to access the outdoors quickly (perfect for the pet owner), this is your unit! This unit has a wonderful modern flare with its neutral colours, pride of ownership & no need to fumble with elevators to get in or out of the unit! The ample natural lighting & lots of windows alongside that convenient separate entrance brings the unit brightness which is so important in the winter months. 2 generous-sized bedrooms (or convert one to a home office). The master bedroom sports a large walkthrough closet that leads to the huge ensuite with double vanities. Owners are motivated so if you need a place promptly, don't hesitate to check out this amazing condo in beautiful Sage Hill. Its a pretty amazing new community.**

Inclusions: **Custom blackout/transitional blinds in both bedrooms staying. Black curtain rod in living room staying**
 Property Listed By: **PG Direct Realty Ltd.**

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



