



THE
A-TEAM

**RE/MAX
FIRST**

16 SAGE HILL Terrace #221, Calgary T3R0W4

MLS® #: **A2158933**

Area: **Sage Hill**

Listing Date: **02/05/25**

List Price: **\$339,000**

Status: **Pending**

County: **Calgary**

Change: **-\$11k, 16-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **812**
Low Sqft:
Ttl Sqft: **812**

DOM

76

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **High Ceilings,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 9`1"	Kitchen	Main	9`7" x 8`11"
Den	Main	7`11" x 5`1"	Bedroom - Primary	Main	11`8" x 10`8"
Bedroom	Main	11`6" x 8`4"	4pc Ensuite bath	Main	7`2" x 5`1"
4pc Bathroom	Main	8`2" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$543

Title:
Fee Simple

Zoning:
M-1 d100

Legal Desc:	1611682	Fee Freq: Monthly	Remarks
Pub Rmks:	Best unit in the building. Exceptional private location of the unit-corner unit with one less neighbours. Welcome to 2 Bedrooms+ 2 Baths + Den condo in the Viridian in Sage Hill. Spaciaous 9 feet high ceiling offers a spacious Open Concept design. NO Carpet Unit. Freshly painted. The Bright kitchen and living room. Upgradet granite counters, ample of cabinets, Stainless Steel Appliances. Unit also include large in-suite laundry, Large corner balcony and storage closet. Very spacious master with walk in closet. The unit comes with 1 underground titled parking stall. Unit located alose to stair case which allow a quick access to outside. Location is ideal to enjoy the convenience of being steps away from Walmart, Shopping Centers, Transit options, Parks, extensive Pathways, and Green spaces. With easy access to Stoney Trail, Downtown, and the Airport. Schedule your viewing today!		
Inclusions:	NONE		
Property Listed By:	CIR Realty		

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





