

**50 SAGE HILL Walk #101, Calgary T3R 2E8**

MLS® #: **A2159671** Area: **Sage Hill** Listing Date: **08/21/24** List Price: **\$439,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **990**  
 Low Sqft:  
 Ttl Sqft: **990**

DOM

**104**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Boiler,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Frame**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Electric Cooktop,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Microwave,Wall/Window Air Conditioner**  
 Int Feat: **Breakfast Bar,Elevator,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`1" x 13`7"	Kitchen With Eating Area	Main	15`3" x 13`0"
Living/Dining Room Combination	Main	16`11" x 13`0"	Bedroom - Primary	Main	14`11" x 10`10"
4pc Ensuite bath	Main	10`7" x 4`11"	Bedroom	Main	9`11" x 10`10"
4pc Bathroom	Main	4`11" x 10`10"	Laundry	Main	5`9" x 5`11"

Condo Fee:  
**\$505**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **2410854**

Remarks

Pub Rmks: **BILD Calgary's #1 selling multi-family development, Sage Walk, proudly presents the award-winning floorplan, The Atwood 2ES. The professionally designed interior includes A/C, 41" upper cabinets with soft-close doors and drawers, luxury vinyl plank, designer tile, stainless steel appliances, pot lights, an 8' wide patio door, a storage locker, and titled parking. Be sure to inquire today about Logel Homes's award-winning Energy Return Ventilation system and industry-leading sound attenuation. Situated in Sage Walk Phase 2, you'll experience an escape amongst nature and walkable amenities in a location like no other. At your doorstep, stroll to a T&T Supermarket and walk or bike along 25 km of pathways, an environmental reserve, and numerous retail and shopping experiences, including coffee shops, grocery stores, and restaurants. Enjoy walking across the new pedestrian bridge and enjoying all that 384,000 square feet of retail has to offer. Over 480 homeowners have made Sage Walk Home - Don't miss out on one of the best condo locations in Calgary. Why buy with Logel Homes? Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 8x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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