



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 SAGE HILL Walk #301, Calgary T3R 1Z5**

MLS®#: **A2160313**      Area: **Sage Hill**      Listing Date: **09/04/24**      List Price: **\$454,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2022**

Finished Floor Area  
 Abv Sqft: **994**  
 Low Sqft:  
 Ttl Sqft: **994**

DOM

**14**  
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,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 13`7"	Laundry	Main	5`9" x 6`0"
Pantry	Main	2`10" x 3`0"	Kitchen With Eating Area	Main	15`6" x 12`10"
Living Room	Main	16`8" x 12`10"	Bedroom	Main	9`10" x 9`2"
4pc Bathroom	Main	4`11" x 10`10"	Bedroom - Primary	Main	11`6" x 10`10"
Walk-In Closet	Main	7`0" x 5`6"	4pc Ensuite bath	Main	10`6" x 4`11"
Balcony	Main	24`6" x 6`2"			

Legal/Tax/Financial

Condo Fee:  
**\$505**

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

Zoning:  
**DC**

Legal Desc: **2211159**

Remarks

Pub Rmks: **| CORNER UNIT | HEAT AND WATER INCLUDED | Experience contemporary living at its best in the highly sought-after Sage Hill community. This impressive 2-bedroom, 2-bathroom apartment offers a perfect mix of style, comfort, and convenience, ideal for those who crave a dynamic urban lifestyle. The two spacious bedrooms, featuring large windows, are flooded with natural light, creating a serene atmosphere. The master suite includes a walk-in closet, a luxurious 4-piece ensuite with a walk-in shower, and a dual vanity. The gourmet kitchen boasts high-end stainless steel appliances, sleek granite countertops, abundant cabinetry, and a large island, perfect for hosting gatherings. The open-concept living and dining area, adorned with modern finishes, provides an ideal space for entertaining or unwinding. This property includes titled, secured underground parking and an additional storage locker, ensuring ample space for all your belongings. Situated in the heart of Sage Hill, you're just minutes from major shopping centers, YYC International Airport, trendy restaurants, and parks. The amenities close by includes the Sage Hill Shopping centre and Beacon Hill shopping centre. Walmart, Costco, T&T, GoodLife Fitness, Anytime Fitness, and so much more all for under 5 minutes drive. Sage Hill offers scenic walking paths, lush green spaces, and excellent access to major roads like Stoney Trail and Shaganappi Trail, with convenient public transit nearby. Don't miss the chance to own a beautiful home in one of Calgary's most desirable neighborhoods. Schedule your viewing today and discover the best of Sage Hill living!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







