

450 SAGE VALLEY Drive #1106, Calgary T3R 0V5

MLS®#: **A2161814** Area: **Sage Hill** Listing Date: **09/09/24** List Price: **\$359,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 28-Oct** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **842**
 Low Sqft:
 Ttl Sqft: **842**

DOM

72
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|----------------|-------------------|-------|----------------|
| Living Room | Main | 11`11" x 11`2" | Kitchen | Main | 9`2" x 8`0" |
| Dining Room | Main | 13`2" x 7`11" | Bedroom - Primary | Main | 11`4" x 10`11" |
| Walk-In Closet | Main | 4`9" x 4`2" | 3pc Ensuite bath | Main | 8`1" x 4`11" |
| Bedroom | Main | 9`11" x 8`5" | Foyer | Main | 6`1" x 2`3" |
| Laundry | Main | 5`6" x 4`10" | 4pc Bathroom | Main | 7`11" x 4`10" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$495

Fee Simple

M-1 d100

Fee Freq:

Monthly

Legal Desc:

1511662

Remarks

Pub Rmks:

Welcome home! This amazing first home, or investment property offers a perfect blend of convenience and community. This condo, situated in the desirable neighbourhood of Sage Hill, features a well-designed interior, including an outdoor balcony with a gas hookup, and is enhanced by air conditioning. The modern open concept unit boasts two bedrooms and two full bathrooms, with the primary bedroom featuring a large walk-through closet to your private 4pc ensuite, presenting a harmonious combination of comfort and tranquility. The kitchen stands out with its stainless steel appliances, generous storage, and ample counter space, ideal for both entertaining and everyday living. The open-concept layout ensures a smooth transition between the living, dining, and kitchen areas. With this being a ground floor unit, you can step out onto the balcony to enjoy fresh air and pleasant views, or use the patio door for your own private entry. This condo is conveniently located just across the street from endless amenities, including shopping and dining, while convenient access to Shaganappi Tr, Stoney Tr, and 144 Ave ensures a quick commute across the city. Additionally, the condo includes titled underground parking for added convenience. Call your favourite agent to book your private showing today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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









