



THE
A-TEAM

**RE/MAX
FIRST**

50 SAGE HILL Walk #214, Calgary T3R 2E8

MLS® #: **A2164941** Area: **Sage Hill** Listing Date: **09/10/24** List Price: **\$459,900**
 Status: **Pending** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **971**
 Low Sqft:
 Ttl Sqft: **971**

Secured, Titled, Underground

DOM

9
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: **Hot Water, Natural Gas**
 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: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`8" x 12`10"	Kitchen With Eating Area	Main	13`11" x 8`10"
Dining Room	Main	6`7" x 10`10"	Living Room	Main	10`7" x 14`4"
Bedroom - Primary	Main	11`5" x 10`11"	4pc Ensuite bath	Main	10`8" x 4`11"
Bedroom	Main	9`11" x 10`11"	4pc Ensuite bath	Main	4`11" x 10`9"
Laundry	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$497

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-1

Legal Desc: **2410854**

Remarks

Pub Rmks: **Logel Homes, named "Multi-Family Builder of The Year" by the Calgary Home Builders Association for three years running, proudly presents "The Atwood 3," one of its most popular models, now ready for possession. This two-bedroom, two-bath corner unit spans 1020 sq. ft (builder size) and features Logel Homes' signature quality: stainless steel appliances, a built-in wall oven, a cooktop with quartz countertops, luxury vinyl plank flooring, 9 ft ceilings, air conditioning, and a wrap-around balcony with a gas line for your barbecue. The unit includes one underground titled parking stall and additional storage. Logel Homes' exclusive makeup air system ensures a constant supply of fresh air year-round. Plus, GST (rebate to builder) and legal fees for owner-occupied units are included in the purchase price. Ranked #1 in independent customer satisfaction surveys for seven consecutive years, Logel Homes invites you to experience the difference for yourself!**

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

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









