

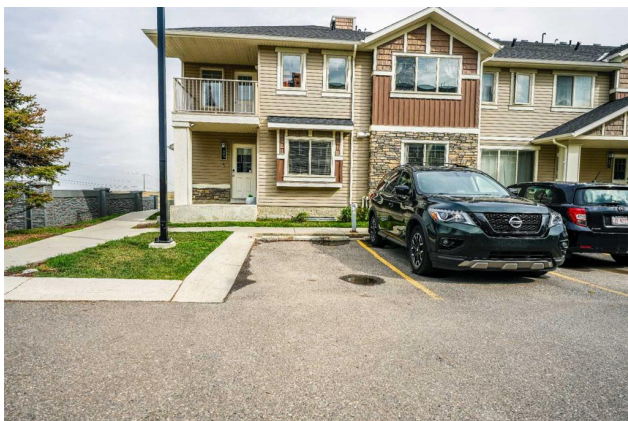


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 SAGE VALLEY Road #906, Calgary T3R 0R6**

MLS® #: **A2165515**      Area: **Sage Hill**      Listing Date: **09/13/24**      List Price: **\$318,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 04-Oct**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **787**  
 Low Sqft:  
 Ttl Sqft: **787**

**Other**  
**Assigned,Stall,Titled**

DOM

**68**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**  
 Int Feat: **Granite Counters,Open Floorplan,Storage,Tankless Hot Water,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room                     | Level        | Dimensions            | Room               | Level        | Dimensions           |
|--------------------------|--------------|-----------------------|--------------------|--------------|----------------------|
| <b>Kitchen</b>           | <b>Upper</b> | <b>12`3" x 10`5"</b>  | <b>Living Room</b> | <b>Upper</b> | <b>14`5" x 11`6"</b> |
| <b>Laundry</b>           | <b>Upper</b> | <b>8`6" x 4`8"</b>    | <b>Balcony</b>     | <b>Upper</b> | <b>8`6" x 8`6"</b>   |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>11`9" x 10`11"</b> | <b>Bedroom</b>     | <b>Upper</b> | <b>9`10" x 9`6"</b>  |
| <b>4pc Bathroom</b>      | <b>Upper</b> | <b>0`0" x 0`0"</b>    |                    |              |                      |

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$249

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 1413434

Remarks

Pub Rmks: **PRICE IMPROVED! OPEN HOUSE OCTOBER 5 11am-2pm. Welcome to the family friendly community of Sage Hill. Top floor townhome with 2 bedrooms, full bath, open floor plan, with large windows that create a bright and airy main floor. The kitchen has plenty of cabinet space and the L-shape design gives you plenty of space for entertaining. The 2 bedrooms are spacious with large closets and south facing windows. The 4-piece bathroom with tub leads you into the separate laundry area with a stackable washer/dryer, instant hot water tank and more storage space. For the early mornings or late evenings the private balcony offers views of green space and room for a BBQ and extra seating. This unit has been well taken care of and looking for new owners that enjoy low maintenance living, affordable condo fees, and many close by amenities (Parks, Restaurants, Schools, Pathways, Shopping Centers). Once of the few units in the complex with 2 parking stalls, which one is assigned parking and the other is a titled parking spot. Great quiet location. Book your appointment to view this unit today!**

Inclusions: N/A  
Property Listed By: KIC Realty

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





