

16 SAGE HILL Terrace #115, Calgary T3R 0W7

MLS® #: **A2165953** Area: **Sage Hill** Listing **09/16/24** List Price: **\$255,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 23-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **573**
 Low Sqft:
 Ttl Sqft: **573**

DOM
78
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Entrance**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,Kitchen Island,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 4`11"	Bedroom - Primary	Main	9`8" x 10`9"
Kitchen	Main	13`0" x 10`6"	Living Room	Main	13`0" x 10`8"
Den	Main	9`8" x 5`9"	Walk-In Closet	Main	6`2" x 5`1"

Legal/Tax/Financial

Condo Fee: **\$358** Title: **Fee Simple** Zoning: **M-1 d100**

Fee Freq:
Monthly

Legal Desc: **1611682**

Remarks

Pub Rmks: **Welcome to this beautiful 1 bedroom + den, 1 bath condo located in the vibrant community of Sage Hill! With 573 SF of thoughtful living space, this main-floor unit offers the perfect blend of convenience and comfort. Enjoy easy access to street parking and quick walks with your dog from your private South-facing patio. The open-concept interior features 9' ceilings, laminate flooring, granite countertops throughout, stainless steel appliances, and full-sized stacked washer and dryer. The kitchen boasts plenty of warm-toned cabinetry, a central moveable island, and full tile backsplash. Natural light floods the living room and the built-in wall cabinets offer stylish storage. The primary BEDROOM includes a generous walk-in closet and a large South-facing window that overlooks lush greenery. You'll appreciate the den with built-in shelving and an additional storage closet, making an ideal home office or flex space. Additional highlights include an assigned outdoor parking stall close to the front lobby, secure bicycle storage in the underground parkade, and convenient access to the buildings elevator. Steps away from scenic walking and biking paths, wetlands, and a beautiful ravine, this condo offers a serene yet active lifestyle. Plus, you're just minutes from major shopping centres and stores like Costco, Walmart, T&T Supermarket and Home Depot. Enjoy easy access to Stoney trail and a 15 minute commute to the Calgary International Airport. This condo blends convenience, comfort, and modern living in an unbeatable location, schedule your showing today! VIRTUAL TOUR AVAILABLE!**

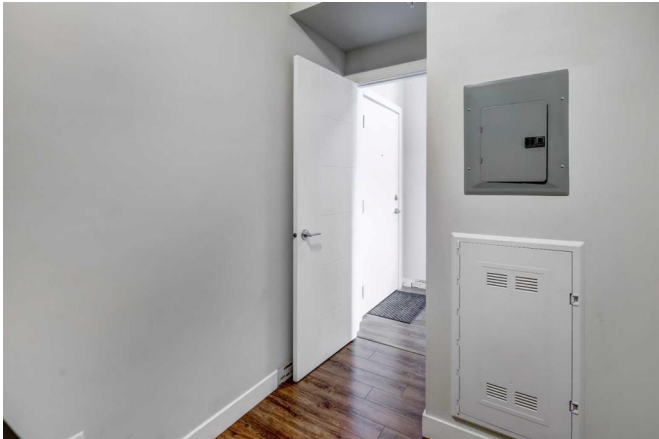
Inclusions: **Mirror in master bedroom, All cabinets fixed to the wall around the TV, Floating shelf in bathroom, Floating shelves in bedroom, Movable Central Island, Shelving in den**

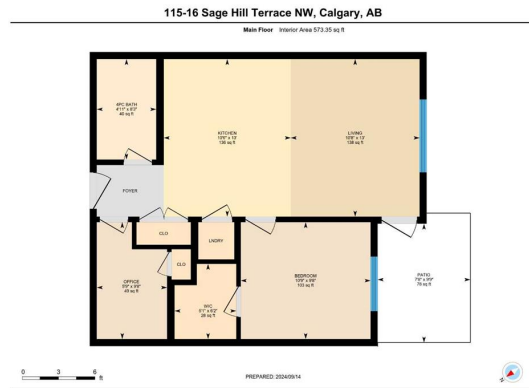
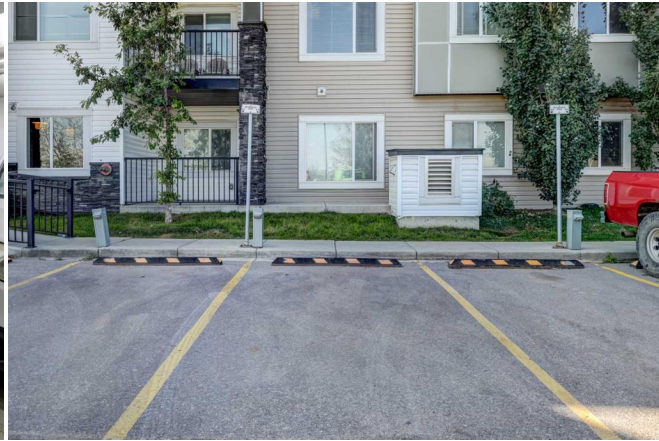
Property Listed By: **Real Broker**

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









When regions are excluded from total floor area in Q1/Q2 floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

