



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 SAGE HILL #314, Calgary T3R1X9**

MLS® #: **A2166377**      Area: **Sage Hill**      Listing Date: **09/16/24**      List Price: **\$429,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2021**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **961**  
 Low Sqft:  
 Ttl Sqft: **961**

DOM

**3**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`10" x 11`4"	Walk-In Closet	Main	5`6" x 6`11"
4pc Ensuite bath	Main	4`10" x 10`6"	Bedroom	Main	9`2" x 9`11"
3pc Bathroom	Main	4`11" x 8`3"	Laundry	Main	4`3" x 5`2"
Kitchen	Main	16`0" x 12`10"	Living/Dining Room Combination	Main	12`10" x 16`8"

Legal/Tax/Financial

Condo Fee: **\$495**      Title: **Fee Simple**      Zoning: **DC**

Legal Desc:

2111232

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**This stunning 2-bedroom, 2-bathroom corner unit on the 3rd floor offers the perfect blend of modern design and comfort. The kitchen boasts upgraded cabinets, sleek quartz countertops, and high-end stainless steel appliances, perfect for cooking and entertaining. Breathe easy with a fresh air intake system and enjoy year-round comfort with in-unit air conditioning. The spacious master suite features an elegant ensuite with a floor-to-ceiling tiled walk-in shower and a frameless glass door. With 9-foot ceilings, titled underground heated parking, additional storage, and a private balcony equipped with a gas line for your BBQ, every detail has been carefully curated. Ideally located near shopping, dining, and major roadways, this home also offers a convenient bus stop right behind the building for easy commuting. Come experience the lifestyle that Sage Walk has to offer—this could be your next home!**

Inclusions:

window blinds

Property Listed By:

Coldwell Banker YAD Realty

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











