



THE
A-TEAM

**RE/MAX
FIRST**

4 SAGE HILL Terrace #122, Calgary T3R 0W4

MLS® #: **A2167876**

Area: **Sage Hill**

Listing Date: **09/23/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 20-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **799**
Low Sqft:
Ttl Sqft: **799**

DOM

59
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 11`10"
Bedroom - Primary	Main	10`5" x 9`7"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Kitchen	Main	11`9" x 10`0"
Bedroom	Main	10`11" x 8`9"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$525

Title: **Fee Simple**
Fee Freq:

Zoning: **M-1 d100**

Monthly

Legal Desc: 1512318

Remarks

Pub Rmks: **Gorgeous updated 2 bed, 2 bath condo in Viridian in the heart of Sage Hill! This unit has been meticulously kept and features new laminate flooring, dark kitchen with quartz countertops, new upgraded stainless appliances, large open floor plan, 9 ft ceilings, in-floor heat and much more! Spacious primary bedroom with 4-piece ensuite and a great layout with the second bedroom on the other side of the unit, perfect for a roommate. Additional 4-piece bath, laundry room, in-suite storage and a generous balcony that provides a ton of privacy. Great location, close to shopping, restaurants, transit and a host of other amenities. This one won't last long so call today for your private showing!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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





