



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #2207, Calgary T3R 0J2

MLS® #: **A2168084** Area: **Sage Hill** Listing Date: **09/26/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Plug-In,Stall,Titled**

Finished Floor Area

Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

86
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 11`11"	Kitchen	Main	11`0" x 9`5"
Dining Room	Main	7`10" x 7`10"	Bedroom - Primary	Main	11`4" x 10`11"
Bedroom	Main	9`11" x 8`5"	Laundry	Main	5`6" x 4`10"
5pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$495

Fee Simple

M-1 d100

Fee Freq:

Monthly

Legal Desc: 1512029

Remarks

Pub Rmks: Perhaps THE nicest two-bedroom condo available within the Northern Hills communities! Once you've entered, you will know you are home! Step inside and be greeted by the open and inviting front foyer. A lovely, upgraded kitchen sits to the left, with a good-size dining area to the right. Most importantly, the dining area is situated away from the front entry way. The kitchen boasts white cabinetry, quartz counter-tops and stainless-steel appliances. Just beyond lies the bright and spacious living room, which also gives access to the cozy, west facing deck. This home also features two good-sized bedrooms, including a primary suite with a beautiful 5-pce ensuite and a large walk-thru closet. The laundry room is within the suite and allows for some extra storage. One 'Titled' parking stall also comes with this home! Other benefits include air conditioning, underground storage cage, BBQ gas line on the deck, vinyl flooring, 'Hardie' board siding, walk to city parks, tot lots, shopping, restaurants, and other amenities. Finally, this home's location provides easy access to many major roadways, both to the downtown core, as well as to highway one, should you want to spend the day in Banff or Canmore! Do not miss out on this opportunity!

Inclusions: None

Property Listed By: RE/MAX Real Estate (Mountain View)

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







