



THE
A-TEAM

**RE/MAX
FIRST**

20 SAGE HILL Terrace #208, Calgary T3R1Z5

MLS®#: **A2168261**

Area: **Sage Hill**

Listing Date: **10/04/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **+\$900, 09-Dec**

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:

Underground

Finished Floor Area

Abv Sqft: **789**

Low Sqft:

Ttl Sqft: **789**

DOM

78

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`7" x 10`7"	Office	Main	4`11" x 5`11"
Kitchen	Main	12`9" x 8`9"	Pantry	Main	2`6" x 2`0"
Dining Room	Main	11`11" x 7`11"	Living Room	Main	11`11" x 10`0"
Balcony	Main	10`5" x 7`7"	Bedroom - Primary	Main	9`7" x 10`5"
Walk-In Closet	Main	6`0" x 3`9"	4pc Ensuite bath	Main	4`11" x 7`8"
Bedroom	Main	8`11" x 9`11"	4pc Bathroom	Main	4`11" x 7`6"
Laundry	Main	3`3" x 2`9"			

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

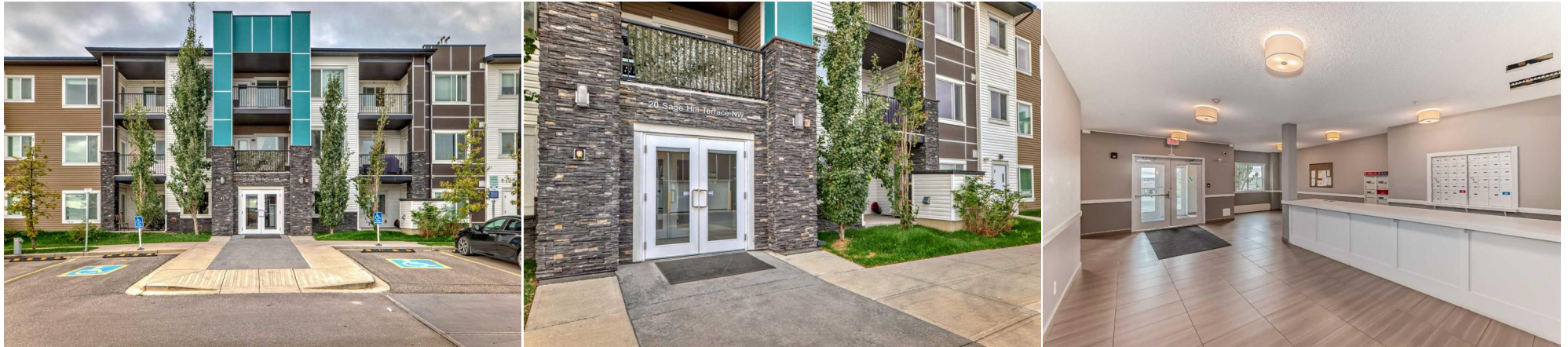
Legal Desc: **1611683**

Remarks

Pub Rmks: **FABULOUS 2 BDRM, 2 BATH AND OFFICE, WITH 2 PARKING STALLS. one in the surface lot and one in the secure underground right next to the elevator. It's an excellent floor plan with the two bedrooms separated to two sides of the unit to allow privacy and also has two bathrooms beside (one attached with MASTER and the other one adjacent making it almost private washroom). The kitchen is well equipped with SS appliances, quartz counters, and island with seating and separate pantry. LARGE WINDOWS all over the unit brings in plenty of natural light. This complex is pet-friendly and features a mailroom, BIKE STORAGE, and an EVENT ROOM as well as loads of visitor parking. ***THE AREA*** Within walking distance, the extensive array of shops, restaurants, and services at Sage Hill Crossing and the Creekside Shopping Centre are wonderfully convenient. In under ten minutes, you will also find even more shops at the Beacon Heights Shopping Centre, plus there are three schools in a short drive. This community celebrates the outdoors, with walking paths and serene lakes to enjoy in every direction. Transit stops right outside the complex, making it easy to leave the car at home for your commute, or hop onto one of the many primary routes, like Stoney Trail, for a quick drive to any quadrant of the city.**

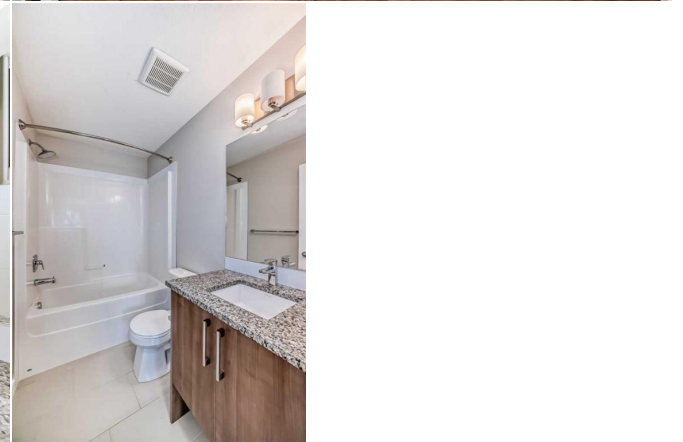
Inclusions: **None**
Property Listed By: **One Percent Realty**

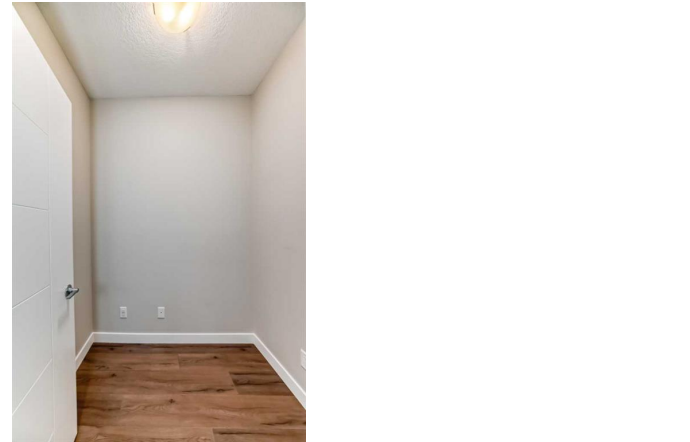
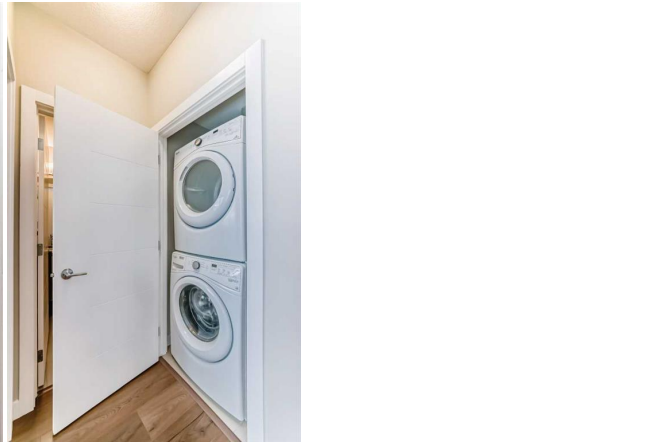
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















Room	Dimensions	Room	Dimensions	Room	Dimensions
Living	4'11" x 11'11"	Pantry	7'0" x 5'0"	Ensuite	3'7" x 5'0"
Kitchen	12'0" x 9'3"	Dining	11'11" x 7'11"	Living	11'11" x 10'0"
Laundry	3'3" x 2'3"	Bathroom 4P	4'11" x 7'0"	Bedroom	8'11" x 9'11"
Primary Bedroom	9'7" x 10'0"	Walk-in Closet	4'0" x 2'0"	Ensuite 4P	4'11" x 7'0"

*Disclaimer: This floor plan is for informational purposes only. It is based on the information provided by the seller. The client is advised to verify the accuracy of the information and to consult with a professional for any legal or technical considerations.