

60 SAGE HILL Walk #103, Calgary T3R 0H5

MLS® #: **A2168404** Area: **Sage Hill** Listing Date: **09/25/24** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **+\$100, 25-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **913**
 Low Sqft:
 Ttl Sqft: **913**

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Electric Cooktop, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer**

Int Feat: **Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	8`7" x 12`8"	Dining Room	Main	9`0" x 7`7"
Living Room	Main	10`5" x 11`11"	Bedroom - Primary	Main	11`8" x 10`6"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	9`8" x 9`6"
4pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	0`0" x 0`0"

Balcony	Main	6`0" x 29`4"	Legal/Tax/Financial
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Condo Fee: \$461	Title: Fee Simple	Zoning: MC-2
Legal Desc:	20232024	Fee Freq: Monthly

Remarks

Pub Rmks: **Discover modern living with this exceptional 2-bedroom, 2-bathroom ground-floor corner unit in the highly sought-after Sage Walk community, built by Logel Homes, Calgary's Multi-Family Builder of the Year for the past three consecutive years. Recognized for their unparalleled commitment to quality and consistently ranking at the top in Google reviews, Logel Homes continues to set the standard in new home construction. This thoughtfully designed unit offers a spacious open-concept layout, featuring upgraded cabinetry, elegant quartz countertops, and premium stainless-steel appliances in the kitchen. The master suite is a true retreat, boasting a luxurious ensuite with a floor-to-ceiling tiled walk-in shower and a frameless glass door. Experience year-round comfort with Logel Homes' exclusive fresh air intake system and in-unit air conditioning. Additional highlights include 9-foot ceilings, tiled underground heated parking with extra storage, and an oversized balcony equipped with a gas line—perfect for evening barbecues. Sage Walk offers the ideal blend of tranquility and convenience, situated just minutes from premier shopping, dining, and major roadways. Don't miss this opportunity—schedule your private viewing today and experience the exceptional craftsmanship and lifestyle Logel Homes has to offer. You won't be disappointed!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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





