



THE
A-TEAM

**RE/MAX
FIRST**

30 SAGE HILL Walk #112, Calgary T3R 2A9

MLS® #: **A2168684** Area: **Sage Hill** Listing Date: **09/26/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **956**
 Low Sqft:
 Ttl Sqft: **956**

DOM

55
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 10`9"	4pc Ensuite bath	Main	4`11" x 10`6"
Walk-In Closet	Main	6`11" x 5`6"	Balcony	Main	6`3" x 24`10"
Living Room	Main	12`10" x 10`8"	Dining Room	Main	8`9" x 12`10"
Kitchen With Eating Area	Main	15`7" x 12`10"	Bedroom	Main	9`1" x 9`10"
4pc Ensuite bath	Main	4`11" x 10`9"	Laundry	Main	5`2" x 4`2"
Entrance	Main	4`5" x 13`2"			

Legal/Tax/Financial

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

Monthly

Legal Desc: 2311149

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY November 23rd, 12-3pm BEST LOCATION!! *** This immaculate condo built by award winning Logel homes is under the Alberta New Homes Warranty , barely lived in and in pristine condition, offers incredible value. With just under 1,000 sq ft of beautifully designed living space, this open-layout condo provides modern comfort, privacy, and SERENE VIEWS, making it the perfect place to call home. Key Features: Spacious & Functional Layout: The open concept design features two generously sized bedrooms and two full baths, making it ideal for comfortable living. Whether you're relaxing or entertaining, the space flows effortlessly and is filled with natural light. Exceptional Location: This end unit backs directly onto a serene nature reserve, providing beautiful, peaceful views. One of the best features of this condo is the ability to access the outdoors directly without needing to go through the common entrance, offering added convenience and privacy. LET YOUR PET OUT AT NIGHT WITHOUT HAVING TO WALK TO COMMON AREA EXIT. Modern Upgrades Throughout: Enjoy the luxury of quartz countertops in the kitchen and bathrooms, upgraded FRIDGE & WASHER/DRYER, and the comfort of air conditioning for those warm summer days. Additional Perks: The condo includes a separate storage space and one titled underground parking spot for added convenience and security. Prime Location: Just minutes from a variety of shopping options including Costco, Canadian Tire, Walmart Supercentre, Dollarama, and T&T Supercentre. Everything you need is just a short drive away! A Perfect Blend of Nature and Convenience This condo offers the best of both worlds—modern amenities and peaceful, scenic views. Don't miss this opportunity to own a like-new, upgraded condo at a price that can't be beat!**

Inclusions: **Electric Fireplace**
Property Listed By: **KIC Realty**

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







