

16 SAGE HILL Terrace #307, Calgary T3R 0W7

MLS®#: **A2169672** Area: **Sage Hill** Listing **10/02/24** List Price: **\$335,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Finished Floor Area

Abv Sqft: **801**
 Low Sqft:
 Ttl Sqft: **801**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat:
 Park Feat: **Garage Door Opener,Heated Garage,Secured,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Mixed,Stone,Vinyl Siding**
 Heating: **In Floor** Flooring: **Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`5" x 9`7"	Bedroom	Main	13`3" x 8`9"
4pc Bathroom	Main	7`4" x 4`9"	4pc Ensuite bath	Main	7`8" x 4`11"
Kitchen	Main	8`1" x 13`0"	Living Room	Main	12`9" x 11`11"
Dining Room	Main	5`10" x 15`5"			

Legal/Tax/Financial

Condo Fee: **\$525** Title: **Fee Simple** Zoning: **M-1**

Legal Desc:

1611682

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to the Viridian by Trico Communities in the vibrant community of Sage Hill! This spacious 801 sq. ft. top-floor unit features 2 bedrooms and 2 bathrooms, perfect for families, professionals, or investors. The open concept layout is filled with natural light and highlights stunning granite countertops throughout. The primary bedroom boasts a walk-through closet leading to a private 4-piece ensuite. Across the living room, you'll find the second bedroom, offering privacy and convenience. Enjoy the convenience of in-suite laundry, titled underground parking, and a pet-friendly environment (subject to approval). Work from home in your private den/office area or use it as extra storage space, the choice is yours. Condo fees include heat and water, making life easy and worry-free. Located steps away from beautiful parks, walking trails, and easy access to shopping and dining. Don't miss out on this fantastic opportunity!

Inclusions:

N/A

Property Listed By:

RE/MAX First

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







