



THE
A-TEAM

**RE/MAX
FIRST**

8 SAGE HILL Terrace #210, Calgary T3R 0W5

MLS® #: **A2170660**

Area: **Sage Hill**

Listing Date: **10/05/24**

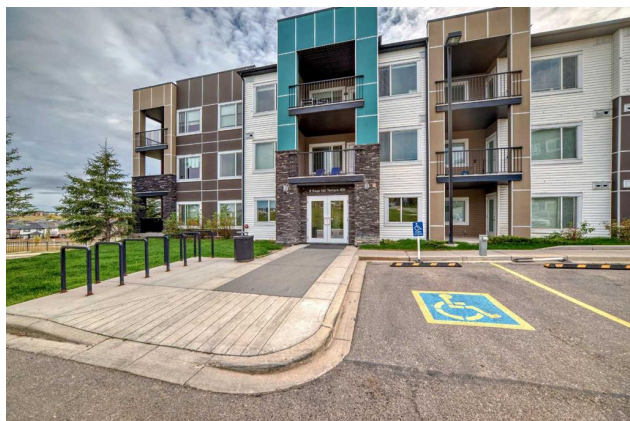
List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 10-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **788 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **788**
Low Sqft:
Ttl Sqft: **788**

DOM

77
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street,Secured,Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Balcony	Main	34`1" x 28`3"	Bedroom	Main	26`7" x 29`11"
4pc Bathroom	Main	13`6" x 24`11"	Laundry	Main	10`6" x 9`6"
Den	Main	13`6" x 16`9"	Entrance	Main	24`3" x 23`7"
Pantry	Main	8`6" x 6`7"	Kitchen	Main	33`6" x 29`2"
4pc Ensuite bath	Main	13`6" x 25`7"	Walk-In Closet	Main	20`4" x 12`10"
Bedroom - Primary	Main	31`10" x 34`5"	Living Room	Main	36`5" x 26`11"
Dining Room	Main	35`5" x 26`11"			

Legal/Tax/Financial

Condo Fee:
\$525

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1512319**

Remarks

Pub Rmks: ****Welcome Home to Your Modern Oasis in Sage Hill!** Step into this stunning 2-bedroom, 2-bath apartment, built in 2015, and experience a perfect blend of style and comfort. The heart of the home is the updated kitchen, featuring sleek stainless steel appliances, stylish cabinets, and a spacious island—ideal for entertaining or enjoying cozy meals at home. The open-concept layout seamlessly connects the kitchen to the inviting living room, where you can unwind and enjoy peaceful views from your private balcony. Retreat to the master bedroom, complete with a generous walk-in closet and a luxurious 4-piece ensuite bathroom. An additional bedroom and another full bathroom offer plenty of space for guests, family, or a home office. This unit comes with fantastic amenities, including ensuite laundry and titled parking, plus extra visitor parking for your guests. Located in the vibrant Sage Hill community, you'll have access to a variety of grocery stores, gym facilities, and beautiful parks, all just a stone's throw away. Families will love the convenience of nearby schools, including Kenneth D. Taylor School (1.9 km), Our Lady of Grace School (2.9 km), Bears paw Christian School & College (5.1 km), and Valley Creek School (4.0 km). Don't miss out on this incredible opportunity—perfect for first-time buyers, renters, or those looking to downsize in style! Schedule your viewing today and discover your new home in Sage Hill!**

Inclusions: n/a
Property Listed By: **eXp Realty**

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





