



THE
A-TEAM

**RE/MAX
FIRST**

238 SAGE VALLEY Common #602, Calgary T3R1X9

MLS®#: **A2171000** Area: **Sage Hill** Listing Date: **10/04/24** List Price: **\$314,900**
 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:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **573**
 Low Sqft:
 Ttl Sqft: **573**

DOM

78
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Wood Frame**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 11`0"	Bedroom - Primary	Main	10`2" x 9`11"
Dining Room	Main	8`6" x 7`10"	Living Room	Main	14`0" x 10`4"
4pc Bathroom	Main	8`0" x 4`11"	Laundry	Main	4`10" x 3`7"
Balcony	Main	9`0" x 6`2"			

Legal/Tax/Financial

Condo Fee: **\$268** Title: **Fee Simple** Zoning: **M-1 D100**

Fee Freq:
Monthly

Legal Desc: **2310071;538**

Remarks

Pub Rmks: **You're going to LOVE WHERE YOU LIVE with this beautiful 1 BEDROOM + TECH SPACE+ 1 BATHROOM condo at Q CONDOS in NW Calgary! Built by award winning Morrison Homes, it's a condo that will surely tick all your boxes. A perfect blend of modern & classic elegance wrapped up in(573.12 RMS sqft) of living space. This open concept gem offers a light filled living room & tech space with it's SOUTHWEST facing windows that look onto your balcony or into the CHEF INSPIRED kitchen featuring QUARTZ COUNTERTOPS, MODERN INSPIRED CABINETRY, STAINLESS STEEL APPLIANCES, WIDE-PLANK LVP FLOORING. The location is unparalleled as you'll find yourself in a community full of the essentials! Spend your weekends heading out to all the fantastic amenities that surround you whether that be a tasty burger & drink over at Leopolds, your morning coffee at Tim Hortons or brunch over at Sunset Grill...all minutes away from home. Major thoroughfares like Stoney Trail & Deerfoot make it easy for getting around the city. We mean it when we say "You'll LOVE living here".**

Inclusions: **Window Coverings**
Property Listed By: **eXp Realty**

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



