



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #1208, Calgary T3R 0V5

MLS®#: **A2171253**

Area: **Sage Hill**

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

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 22-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **830**
Low Sqft:
Ttl Sqft: **830**

DOM

54
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`11" x 10`9"	Kitchen	Main	10`5" x 8`5"
Dining Room	Main	10`3" x 7`6"	Bedroom - Primary	Main	11`4" x 10`11"
4pc Ensuite bath	Main	8`0" x 4`11"	Bedroom	Main	9`11" x 8`5"
4pc Bathroom	Main	7`11" x 4`11"	Laundry	Main	5`6" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1511662**

Remarks

Pub Rmks: **Discover your new home in Sage Place, where this inviting 830 Sq.Ft. unit awaits your arrival! With TWO generous BEDROOMS and TWO FULL BATHROOMS, this apartment offers a bright east-facing exposure that fills the living space with delightful morning sunlight. Enjoy the convenience of amenities such as ensuite laundry, extra pantry space, a breakfast bar, a walk-in closet, and additional storage. This unit also features TITLED UNDERGROUND PARKING and extra STORAGE for your ease. Perfectly situated near essential amenities like Calgary Co-op, Shoppers Drug Mart, dental and optometry clinics, a veterinary hospital, and Active Start Child Care, you'll also find plenty of fitness and dining options nearby, including Anytime Fitness and Leopold's Tavern. Plus, with easy access to Stoney Trail and Calgary Airport, commuting is a breeze!**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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





