



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 SAGE HILL Walk #202, Calgary T3R 1Z5**

MLS® #: **A2172115**      Area: **Sage Hill**      Listing Date: **10/09/24**      List Price: **\$299,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2022**

Finished Floor Area  
 Abv Sqft: **501**  
 Low Sqft:  
 Ttl Sqft: **501**

DOM

**73**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

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

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Cement Fiber Board,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 2`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`2" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 8`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`0" x 2`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$263**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Legal Desc:

2211159

Monthly

Remarks

Pub Rmks:

**This Fantastic second floor unit presents an incredible opportunity for the discerning first-time buyer or the astute investor. Nestled in the lively and bustling community of Sage Hill, this home offers a spacious and light-filled ambiance that is truly exceptional. The upgraded kitchen takes center stage, complete with raised upper cabinetry in stunning white, exuding an air of sophistication while providing ample storage space for all kitchen essentials. The elegant backsplash adds a touch of elegance, while the Whirlpool stainless steel appliances offer both style and functionality. The main living area offers a cozy and warm area to curl up and watch your favorite movie. The wall-to-wall windows provide a constant stream of natural light, perfectly balanced by an efficient air conditioning system. The generously sized private patio offers a blissful respite after a long day. The well-appointed 4-piece bathroom is conveniently located nearby, making it highly accessible for guests. The primary bedroom offers ample space and a large abundant storage for all clothing and accessories. Additional noteworthy features include the in-suite laundry, the titled parking, and the convenient storage locker, providing ample room for all belongings. Topping it all off, this second-floor unit provides living at its finest, within walking distance to a plethora of lifestyle amenities, such as shops, restaurants, schools, don't let this opportunity slip away; schedule a viewing today and make this incredible condominium your very own.**

Inclusions:

None

Property Listed By:

Optimum Realty Group

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

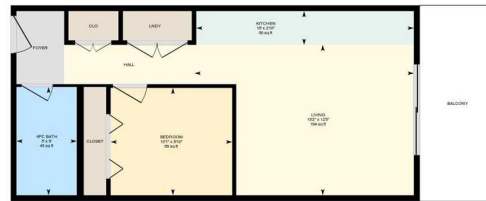






**20 Sage Hill Walk NW, Calgary, AB**

Main Floor Exterior Area 550.36 sq ft  
Interior Area 951.83 sq ft



PREPARED: 2024/10/10



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.