



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**85 SAGE HILL Heights #325, Calgary T3R 1J1**

MLS® #: **A2172201**      Area: **Sage Hill**      Listing Date: **10/10/24**      List Price: **\$614,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,412**  
                     Low Sqft:  
                     Ttl Sqft: **1,412**

DOM

**54**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Environmental Reserve**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **ENERGY STAR Qualified Equipment, Forced Air, Natural Gas**  
 Sewer:      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Ext Feat: **Balcony**      Water Source:  
                     Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave**  
 Int Feat: **Breakfast Bar, Built-in Features, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	11`5" x 14`4"	4pc Bathroom	Third	0`0" x 0`0"
Kitchen With Eating Area	Second	9`1" x 4`7"	Dining Room	Second	10`0" x 11`2"
Bedroom - Primary	Third	11`5" x 12`5"	Bedroom	Third	9`5" x 10`0"
Bedroom	Third	9`4" x 9`11"	4pc Ensuite bath	Third	0`0" x 0`0"
Bedroom	Basement	10`9" x 8`5"			

Legal/Tax/Financial

Condo Fee:  
**\$265**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**MC-2**

Legal Desc: **20232024**

Remarks

Pub Rmks: **Logel Homes, Calgary's Multi-Family Builder of the Year for the past three years, presents their latest development in Sage Hill, featuring a double car garage and 4 bedrooms in a generous total of 1,647 square feet(builder size). This southeast-facing residence overlooks an environmental reserve, providing breathtaking views. The layout includes 2.5 bathrooms and is designed with high-quality finishes such as full-height cabinets, quartz countertops, and complemented by beautiful upgraded lighting fixtures. Enjoy the comfort of central air conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a front patio and a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees. Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 8x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









