

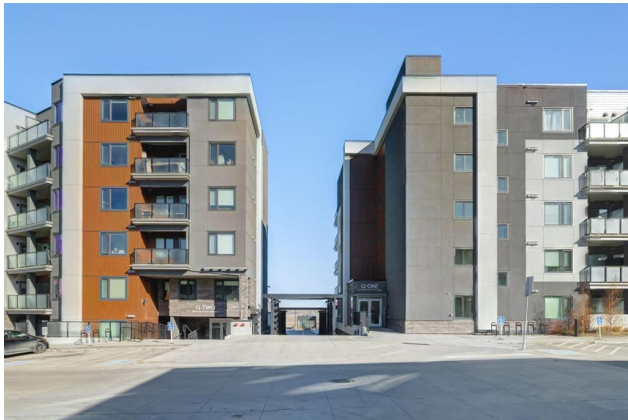


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 SAGE VALLEY Common #410, Calgary T3R1X7**

MLS® #: **A2172260**      Area: **Sage Hill**      Listing Date: **10/19/24**      List Price: **\$324,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 09-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2021**

Lot Information

Lot Sz Ar:  
 Lot Shape:

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

Finished Floor Area  
 Abv Sqft: **642**  
 Low Sqft:  
 Ttl Sqft: **642**

DOM

**34**  
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: **Aluminum Siding ,Cement Fiber Board,Concrete,Wood Frame**  
 Heating: **Baseboard**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 11`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`3" x 9`11"</b>
<b>Den</b>	<b>Main</b>	<b>9`7" x 8`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`10" x 3`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`9" x 6`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$293**

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

Zoning:  
**C-C2 f0.5h18**

Legal Desc: **2111339**

Remarks

Pub Rmks: **Welcome to Q Condos in Sage Hill! Built by award winning Morrison Homes. This 2 bedroom condo offers a comfortable & spacious space to call home! You'll be welcomed by the lovely prairie views that bring in an abundance of light to your living space. One that is open to your functional chefs kitchen featuring a large island dressed in quartz countertops, 2 toned kitchen cabinetry, & stainless steel appliances. 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: **N/A**  
Property Listed By: **eXp Realty**

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