



THE
A-TEAM

**RE/MAX
FIRST**

51 SAGE BLUFF Circle, Calgary T3R 1T5

MLS®#: **A2173075** Area: **Sage Hill** Listing Date: **10/15/24** List Price: **\$384,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **830**
 Low Sqft:
 Ttl Sqft: **830**

DOM

37
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Few Trees,Front Yard,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`4" x 10`2"	Dining Room	Main	10`3" x 8`2"
Living Room	Main	16`11" x 9`3"	Bedroom - Primary	Main	10`5" x 9`11"
Bedroom	Main	10`5" x 8`5"	Entrance	Main	7`1" x 3`5"
Laundry	Main	3`0" x 2`8"	Walk-In Closet	Main	6`9" x 4`10"
4pc Bathroom	Main	7`4" x 4`11"	Balcony	Main	12`1" x 6`1"

Legal/Tax/Financial

Condo Fee:
\$158

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1812359**

Remarks

Pub Rmks: **Pride of ownership exudes from this gorgeous 2 bed, 1 bath townhome that comes with a single attached garage. Luxury vinyl plank flooring, high ceilings and large windows run through-out, making this home warm and bright. The kitchen comes with upgraded S/S appliances, Quartz countertops, tiled backsplashes, custom white cabinets and a center island that overlooks the separate dining area and large living room that grants access to a huge balcony perfect for relaxing and enjoying those beautiful Summer evenings. Completing this well kept unit is an oversized master bedroom, 4pc bath/laundry area plus a 2nd bedroom. Additional bonuses include: Low condo dues, a West facing front yard/patio and a single attached garage. Located close to schools, parks, major shopping, City transit and easy access to main roadways. A Must See !!**

Inclusions:
Property Listed By: **None**
2% Realty

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





