



THE
A-TEAM

**RE/MAX
FIRST**

138 SAGE VALLEY Common #114, Calgary T3R 1X7

MLS®#: **A2174201** Area: **Sage Hill** Listing Date: **10/19/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 06-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:

Finished Floor Area
 Abv Sqft: **780**
 Low Sqft:
 Ttl Sqft: **780**

Additional Parking,Heated Garage,Secured,Stall,Underground

DOM

63
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Concrete,Mixed**
 Flooring: **Carpet,Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,High Ceilings,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>
Bedroom - Primary	Main	9`11" x 11`9"	Kitchen	Main	18`7" x 11`4"
3pc Ensuite bath	Main	8`10" x 4`11"	4pc Bathroom	Main	8`0" x 7`2"
Living Room	Main	14`8" x 10`6"	Bedroom	Main	10`5" x 10`4"

Legal/Tax/Financial

Condo Fee: **\$402** Title: **Fee Simple** Zoning: **C-C2**
 Fee Freq:

Legal Desc:

2111339

Monthly

Remarks

Pub Rmks:

This amazing spacious 2 bedroom unit has been meticulously cared for by original owners and has been upgraded from the standard finishes to be more luxurious. What an amazing location for your next investment, being one of the most walkable condos in sage hill, or a ultra - convenient place to call home. Featuring quartz countertops in the kitchen and new appliances from the 2021 build of this complex you will have lots of room to eat breakfast at the kitchen island basked in natural sunlight from the ample windows in the main living room area. This END UNIT with HUGE windows in both bedrooms also features in-suite washer and dryer and some storage moving into your 4-peice bathroom close by to the second bedroom which is a great kids room or your dream home office for the young professional. A large primary bedroom can fit your queen bed easily which has a walk in closet with his/hers sides to store the family wardrobe and you can relax in the full en-suite bathroom after a long day at work. Outside you have a BBQ hook up and a LARGE deck creating and extra 79sft of functional space with a view to the SW Calgary to relax with friends and family. This unit has one underground/heated parking stall PLUS one STORAGE locker, This condo community is ideally located in Q quarter with groceries, shopping, restaurants, pharmacy all within 2-5 minutes walk out your front door! This area is also easily accessible just off Shaganappi trail NW and minutes from the ring road to get anywhere in Calgary with ease. Book your showing today!

Inclusions:

Washer/dryer, Stove, Hoodfan, Microwave, Dishwasher, Fridge

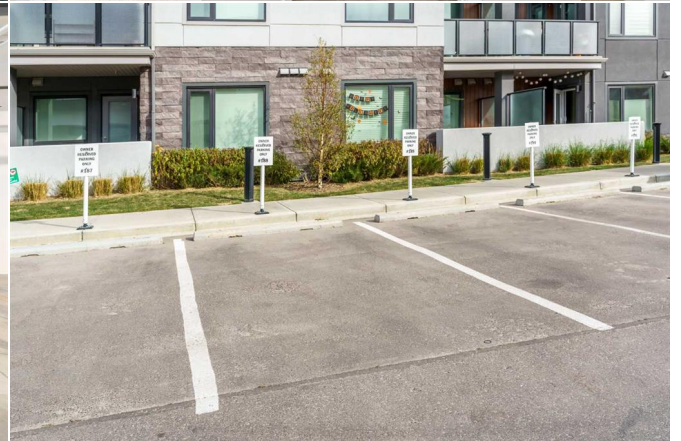
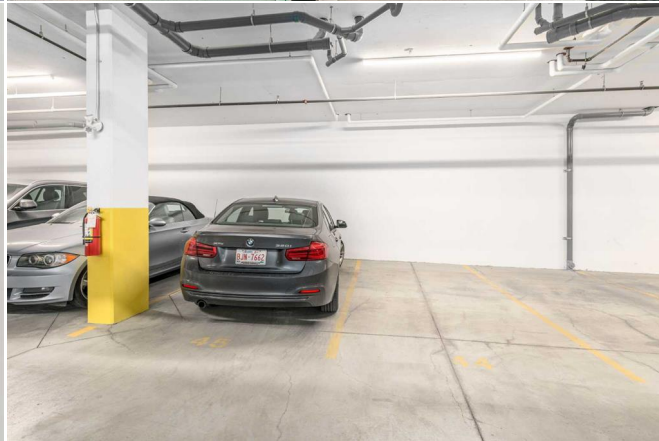
Property Listed By:

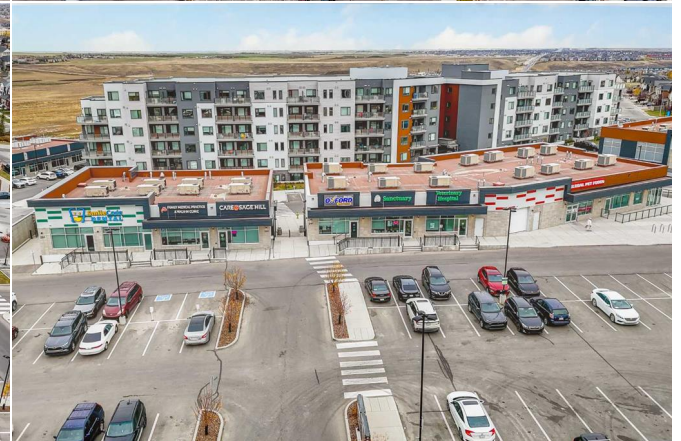
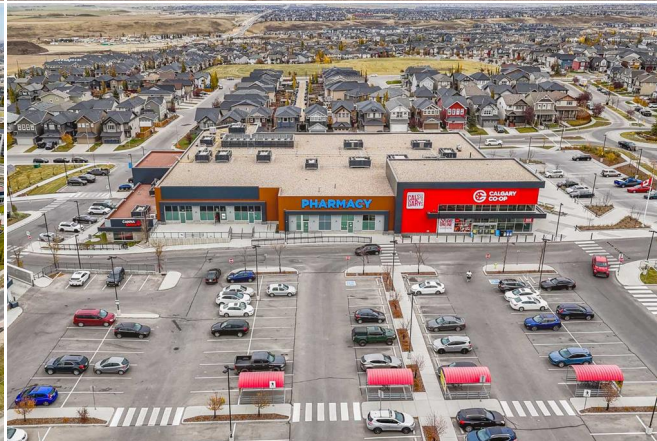
Comox Realty

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











114-138 Sage Vly Cmn NW, Calgary, AB

Main Floor 3360sq Area 780.44 sq ft



PREPARED: 2024/10/19

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

