



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 SAGE HILL Walk #409, Calgary T3R 1X9**

MLS® #: **A2174733**      Area: **Sage Hill**      Listing Date: **10/24/24**      List Price: **\$299,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      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: **545**  
 Low Sqft:  
 Ttl Sqft: **545**

**Heated Garage,Titled,Underground**

DOM

**27**

Layout

Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Mixed**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>  |
|--------------------------|--------------|----------------------|---------------------|--------------|--------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>10`4" x 9`1"</b>  | <b>Bedroom</b>      | <b>Main</b>  | <b>9`2" x 9`1"</b> |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`10" x 9`11"</b> | <b>4pc Bathroom</b> | <b>Main</b>  |                    |
| <b>Balcony</b>           | <b>Main</b>  | <b>13`3" x 6`0"</b>  |                     |              |                    |

Legal/Tax/Financial

Condo Fee: **\$283**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 2111232

Remarks

Pub Rmks: **Very well kept and looks like Brand new hardly used Condo on the top floor with Central a/c. The balcony facing the North west direction. This had 2 Bedrooms with 1 Full bath. Ensuite Laundry . Stone counters, LVL flooring every where except tiles in bathroom. Comes with Underground heated parking stall along with storage locker. This Complex is walking distance to the shopping centre which will cater all your day to day needs.**

Inclusions: na  
Property Listed By: RE/MAX Complete Realty

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







