

30 SAGE HILL Walk #501, Calgary T3R2A9

MLS®#: **A2174759** Area: **Sage Hill** Listing Date: **10/25/24** List Price: **\$465,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Tandem,Titled,Underground

Finished Floor Area

Abv Sqft: **995**
 Low Sqft:
 Ttl Sqft: **995**

DOM

39
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Pantry,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`10" x 9`11"	Dining Room	Main	7`3" x 15`9"
Kitchen	Main	5`9" x 15`9"	Living Room	Main	13`0" x 17`0"
Bedroom - Primary	Main	10`10" x 15`3"	Laundry	Main	5`11" x 5`3"

Legal/Tax/Financial

Condo Fee: **\$515** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2311149**

Remarks

Pub Rmks: **Welcome to the Atwood 2 model built by Logel Homes, Calgary's Multi-Family Builder of the Year for the past four years. This fully upgraded TOP FLOOR CORNER unit features 1000 Sqft. of bright and open living space, DOUBLE ENSUITE 2 bed/2 bath, and has exquisite finishings. There is over \$37,000 in upgrades, including luxury bathrooms with upgraded tile, shower, and sinks, extended kitchen island, custom door and cabinet handles, upgraded stove and laundry appliances, AND in unit A/C. You will have all the space you need for your Costco runs as there is tons of cabinet space in the Kitchen and a full size pantry. The large balcony also provides extra space with unobstructed views to the East. If that's not enough, the condo also comes with its own storage unit to store your larger items like tires and bikes, as well as TANDEM UNDERGROUND PARKING which can fit two cars easily. This home is conveniently located within walking distance to all the major shops in Sage Hill, including TnT Supermarket, Wal-Mart, Dollarama, and much more.**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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





