



THE
A-TEAM

**RE/MAX
FIRST**

138 SAGE VALLEY Common #305, Calgary T3R1X7

MLS®#: **A2175188**

Area: **Sage Hill**

Listing Date: **10/24/24**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **685**
Low Sqft:
Ttl Sqft: **685**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 9`11"	3pc Ensuite bath	Main	8`6" x 4`11"
Walk-In Closet	Main	4`8" x 4`11"	Balcony	Main	6`3" x 8`4"
Living Room	Main	10`1" x 11`11"	Dining Room	Main	5`8" x 7`4"
Laundry	Main	3`3" x 4`10"	4pc Bathroom	Main	8`8" x 4`11"
Kitchen With Eating Area	Main	11`1" x 13`6"	Bedroom	Main	9`10" x 8`8"
Entrance	Main	5`3" x 7`7"	Pantry	Main	1`10" x 3`3"

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-C2

Legal Desc: **2111339**

Remarks

Pub Rmks: **Located in the sought-after community of Sage Hill, this stunning 2-bedroom, 2-bathroom condo offers modern finishes and an open-concept layout, providing both style and comfort. The FULLY FURNISHED unit is a rare find, making it move-in ready—an incredible bonus that sets this property apart from others in the market. The condo comes with a titled underground heated parking stall and a titled storage unit, adding convenience and extra value to this beautiful home. You can also enjoy the privacy of your own private balcony, perfect for unwinding after a long day or hosting friends. With plenty of space and a tranquil atmosphere, it's the ideal spot to relax, sip your morning coffee, or fire up the BBQ on a sunny day. Situated in a prime location, this complex offers unparalleled access to amenities. With a grocery store, gas station, restaurants, pubs, and shopping all just steps away, you'll have everything you need right at your doorstep. Don't miss this amazing opportunity to own a fully furnished condo in one of Calgary's most desirable neighborhoods. Schedule your viewing today!**

Inclusions:
Property Listed By: **All of the furniture and household items
Gravity Realty Group**

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









