



THE
A-TEAM

**RE/MAX
FIRST**

450 SAGE VALLEY Drive #1310, Calgary T3R 0J2

MLS®#: **A2176081** Area: **Sage Hill** Listing Date: **11/01/24** List Price: **\$369,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **836**
 Low Sqft:
 Ttl Sqft: **836**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`11"	4pc Ensuite bath	Main	7`11" x 4`10"
Bedroom	Main	10`9" x 9`11"	Kitchen	Main	10`8" x 13`1"
Living Room	Main	11`3" x 12`0"	Bedroom - Primary	Main	11`8" x 11`1"

Legal/Tax/Financial

Condo Fee: **\$495** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1511662

Remarks

Pub Rmks: **STUNNING 3rd floor 2 BED, 2 BATH** condo which was **HIGHLY UPGRADED** from the Builder with **BUILT IN A/C** (\$7500 value), **HARDWOOD** floors, **GRANITE** countertops, **UPGRADED STAINLESS STEEL** Maytag Appliances, stunning wood cabinetry, modern **TILE** backsplash + you will **LOVE** the **HEATED UNDERGROUND TITLED** parking & **Assigned storage locker!! WOW!!** This 2 bedroom condo is situated on the 3rd floor with open **VIEWS** out your sliding patio doors which allows in tons of natural light. Featuring one of the best layouts in the building with a stunning **OPEN CONCEPT** living area complete with large living space, dining area and upgraded kitchen. The two bedrooms and bathrooms are on opposite sides of the condo which is great for privacy or roommates. The primary bedroom is complete with **WALK** through closet and 4 piece **ENSUITE**. The 2nd bedroom is **BRIGHT** and spacious and is complete with a 2nd 4-Piece bathroom! Completing this gorgeous unit is the convenience of **INSUITE LAUNDRY** with washer and dryer included!! Situated in one of the best locations in the building overlooking the beautiful community of Sage Hill with open views and tons of natural light. Located only steps from grocery stores, a pharmacy, shopping, public transit and only minutes to **Stony Trail**, the airport & all of **Beacon Hills Shopping!** If you have been looking for an affordable way to break into Calgary's thriving real estate market or to add to your rental portfolio, this is **100% it!!**

Inclusions: **NA**
Property Listed By: **Greater Property Group**

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









