



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**238 SAGE VALLEY Common #311, Calgary T3R 1X8**

MLS®#: **A2176480**

Area: **Sage Hill**

Listing Date: **11/01/24**

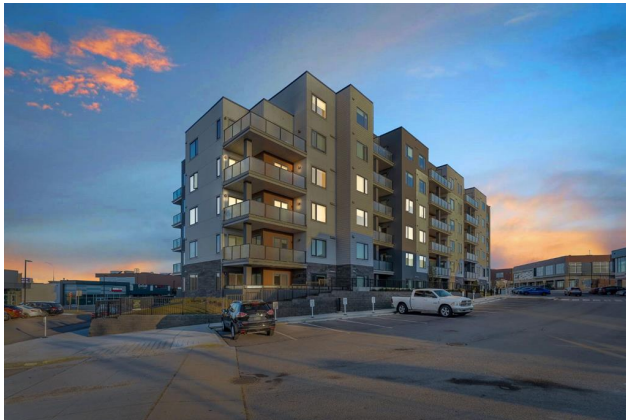
List Price: **\$322,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **645**  
Low Sqft:  
Ttl Sqft: **645**

DOM

**20**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Electric Range, Microwave, Washer/Dryer Stacked**  
Int Feat: **Built-in Features, Kitchen Island, No Animal Home, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 7`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`0" x 15`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 8`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$319**

Title: **Fee Simple**  
Fee Freq:

Zoning: **C-C2**

Legal Desc:	2310071	Monthly	Remarks
Pub Rmks:	<p><b>Welcome to this beautiful 2 Bedrooms 1 Bathroom apartment with an underground heated, titled Parking &amp; titled storage unit in the vibrant community of Sage Hill northwest calgary. This 2023 built apartment comes with the great finishes &amp; upgrades. Upon entering you're greeted by an open concept Living area facing west with a great windows exposure. The upgraded kitchen comes with high ceiling cabinets, Stainless steel appliances, built in microwave &amp; Quarts counters all over. From 2 bedrooms the first great sized bedroom oversees the balcony at west of the house &amp; gets a lot of natural sunlight while the 2nd decent sized bedrooms comes with a good sized closet. These 2 Bedrooms shares one common full bathroom. You'll get a stacked washer &amp; dryer inside the unit itself. Decent sized Balcony faces west, with ample sunlight in it. There is a titled underground heated parking &amp; titled separate storage as well with the unit. This Apartment building is situated right beside a Plaza in which you get almost all the amenities at your door step - Co-op Grocery, Daycare, Shoppers, Tim Hortons, Restaurants, Anytime Fitness, Gas Station &amp; many more. Just 20 minutes to Calgary international Airport, 25 minutes to Calgary Downtown, Close to Parks, Playgrounds &amp; all major amenities, Don't miss out this great opportunity!!</b></p>		
Inclusions:	<b>NONE</b>		
Property Listed By:	<b>Coldwell Banker YAD Realty</b>		

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







