



THE
A-TEAM

**RE/MAX
FIRST**

8 SAGE HILL Terrace #5, Calgary T3R 0W5

MLS® #: **A2177012**

Area: **Sage Hill**

Listing Date: **11/08/24**

List Price: **\$299,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 28-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **793**
Low Sqft:
Ttl Sqft: **793**

DOM

86
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 12`1"
Bedroom - Primary	Main	11`7" x 10`8"
4pc Ensuite bath	Main	7`2" x 5`1"
4pc Bathroom	Main	8`2" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`2" x 9`1"
Walk-In Closet	Main	6`5" x 3`6"
Bedroom	Main	11`7" x 8`3"
Other	Main	10`8" x 10`1"

Legal/Tax/Financial

Condo Fee: \$507	Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
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Legal Desc: **1512319**

Remarks

Pub Rmks: **Don't miss out on this fantastic opportunity—book your showing today! Welcome to this Condo in the desirable community of Sage Hill! This beautiful main floor condo offers an open-concept layout, featuring hardwood floors throughout and an abundance of natural light. The kitchen is a standout with granite countertops, ample cabinetry, and a convenient breakfast bar—perfect for morning coffee or casual meals. The bright and airy living room opens to a private back balcony with direct street access, providing an ideal spot to unwind or entertain. The primary suite is a cozy retreat, featuring a walk-through closet leading to a 4-piece ensuite. A second spacious bedroom, an additional full bath, a versatile den, and an in-suite laundry cupboard complete this lovely unit. Additional perks include an assigned parking stall right outside the main entrance for easy access, plus convenient street parking for guests. Located close to all the shopping amenities in Sage Hill and offering quick access to Stoney Trail, this condo has it all!**

Inclusions:
Property Listed By: **Ceiling Fans
Real Estate Professionals Inc.**

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









