



THE
A-TEAM

**RE/MAX
FIRST**

20 SAGE HILL Walk #301, Calgary T3R 1Z5

MLS® #: **A2177025** Area: **Sage Hill** Listing Date: **11/04/24** List Price: **\$440,000**
 Status: **Active** County: **Calgary** Change: **+\$41k, 10-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **991**

Low Sqft:

Ttl Sqft: **991**

DOM

17

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Cement Fiber Board, Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer/Dryer**

Int Feat: **Double Vanity, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`3" x 10`10"	4pc Ensuite bath	Main	10`6" x 5`0"
4pc Bathroom	Main	4`11" x 10`10"	Bedroom	Main	9`11" x 10`11"
Living Room	Main	16`8" x 12`11"	Kitchen	Main	15`7" x 12`11"

Legal/Tax/Financial

Condo Fee:

\$505

Title:

Fee Simple

Fee Freq:

Zoning:

DC

Monthly

Legal Desc: 2211159

Remarks

Pub Rmks: **CORNER UNIT - 991.06 SQFT!! - UNDER GROUND PARKING - HEAT AND WATER INCLUDED. Discover modern living in the sought-after community of Sage Hill. This stunning 2-bedroom, 2-bathroom apartment is the perfect blend of style, comfort, and convenience, ideal for those who love an active urban lifestyle. The bright and airy bedrooms, with large windows, offer a tranquil retreat, while the master suite features a walk-in closet and a luxurious 4-piece ensuite complete with a walk-in shower and dual vanity. The sleek, gourmet kitchen comes equipped with high-end stainless steel appliances, granite countertops, plenty of cabinetry, and a large island—perfect for hosting guests. The open-concept living and dining area is designed for both entertaining and relaxation, with modern finishes throughout. You'll also have the benefit of titled, secured underground parking and a dedicated storage locker for added convenience. Located in the heart of Sage Hill, this home is minutes away from major shopping centers, including Sage Hill and Beacon Hill, with easy access to Walmart, Costco, T&T, GoodLife Fitness, Anytime Fitness, and more—all within a 5-minute drive. Enjoy scenic walking paths, green spaces, and easy access to Stoney Trail, Shaganappi Trail, and public transit. Don't miss out on the chance to make this beautiful home in one of Calgary's top communities yours! Book a viewing today and experience Sage Hill living at its finest.**

Inclusions: none
Property Listed By: Real Broker

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







