

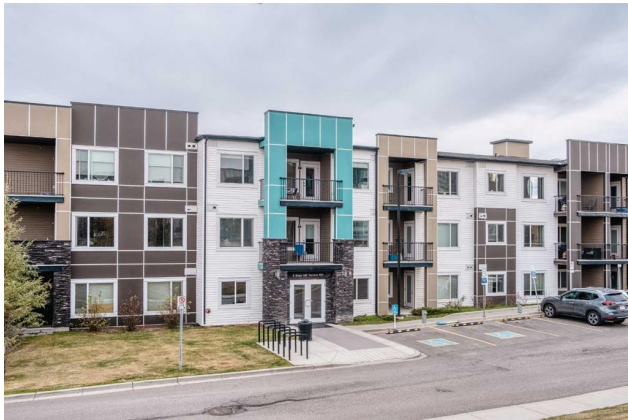


THE
A-TEAM

**RE/MAX
FIRST**

8 SAGE HILL Terrace #304, Calgary T3R 0W5

MLS® #: **A2177341** Area: **Sage Hill** Listing Date: **11/05/24** List Price: **\$318,900**
 Status: **Active** County: **Calgary** Change: **-\$11k, 02-Dec** 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **761**
 Low Sqft:
 Ttl Sqft: **761**

DOM

46
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 9`9"	Dining Room	Main	7`11" x 4`3"
Kitchen	Main	8`10" x 8`0"	Den	Main	5`8" x 5`5"
Bedroom - Primary	Main	10`3" x 9`6"	Bedroom	Main	10`0" x 8`2"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$473** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1512319**

Remarks

Pub Rmks: **Experience modern living in this charming 2-Bedroom + Den condo, situated on the Top floor of the coveted Viridian in Sage Hill. Boasting 761 sq.ft of living space., this South-East Facing apartment offers a spacious Open Concept design with 9-foot high ceilings and In-floor heating. The Bright Living Room provides access to a Balcony looking at the inner courtyard. The Gourmet Kitchen is appointed with Granite countertops, ample cabinets and Stainless Steel Appliances. The Master Bedroom offers a Walk-in Closet and a 4 pc Ensuite adorned with Granite Counters. A generously sized second Bedroom, an additional 4-piece Bath, and a Den complete the living space. Added conveniences include In-Unit Laundry and an Underground Titled Parking Stall. Located in the vibrant Sage Hill community, this home is steps away from amenities like Walmart, multiple Shopping Centers, Parks, and extensive Walking Paths. Families will value the proximity to schools such as Kenneth D. Taylor School, Our Lady of Grace School, and Bearspaw Christian School. The area offers easy access to Stoney Trail, Downtown Calgary, and the airport, ensuring seamless connectivity. With nearby gyms, grocery stores, and beautiful green spaces, Sage Hill provides an idyllic balance of convenience and natural beauty. Don't miss out on this immaculate unit—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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







