

**4 SAGE HILL Terrace #309, Calgary T3R 0W4**

MLS® #: **A2177914**      Area: **Sage Hill**      Listing Date: **11/27/24**      List Price: **\$346,000**  
 Status: **Pending**      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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **900**  
 Low Sqft:  
 Ttl Sqft: **900**

DOM

**87**  
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: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Kitchen Island, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	17`9" x 24`1"	Dining Room	Main	32`10" x 28`9"
Living Room	Main	39`8" x 38`10"	Den	Main	33`4" x 23`3"
Bedroom	Main	39`8" x 29`3"	Bedroom - Primary	Main	39`1" x 31`2"
Balcony	Main	25`5" x 38`3"	5pc Ensuite bath	Main	26`6" x 23`6"
4pc Bathroom	Main	16`2" x 29`6"	Entrance	Main	26`0" x 18`1"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$595

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1512318/79

Remarks

Pub Rmks: **Welcome to this GEORGEOUS 2 Bedrooms, 2 Bath + Large DEN and HEATED Underground Parking Condo in the sought after community of SAGE HILL. An ideal opportunity for FIRST TIME HOME BUYERS and savvy INVESTORS. This TOP FLOOR unit (one of the LARGEST UNIT in the complex) offers a bright and spacious OPEN CONCEPT FLOOR PLAN with 9' foot ceiling and large windows providing abundant of NATURAL LIGHT to the unit. The Bright Living Room provides access to the Balcony and the MODERN Kitchen comes with STAINLESS STEEL appliances, Beautiful Dark Color CABINETS, PREMIUM GRANITE countertop and a Central Island. The unit layout maximizes privacy with 2 spacious bedrooms on opposite sides. The Master Bedroom includes a walk-in closet and a luxurious 5 piece ensuite with DOUBLE SINK and soaking tub. The second bedroom is complemented with a full bath, while the spacious and functional DEN offers and ideal space for a home office or for extra storage. For your convenience, the Laundry room is in the unit. This SPACIOUS and FUNCTIONAL home is ideal for small to medium-sized families. Discover the convenience and excitement of living at Sage Hill, one of Calgary's most popular communities with plenty of amenities, shops and restaurants. Located just within walking distance to the vibrant Creekside Shopping Center, you will find everything you need or just a few minutes drive you will find even more shops like Walmart, T&T Supermarket, Costco, Canadian Tires, Home Depot and many more shops and restaurants. Easy access to major roads such as Stoney Trail, Shaganappi Trail and Symon Valley Road. GO and SHOW or Book your showing today !! Property is currently Vacant and is easy to show.**

Inclusions: none  
Property Listed By: Grand Realty

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















V is for VARIETY | 13 floorplans

**SUITE F1**  
2 Bedroom + Den  
968 Sq. Ft.

TRIO CONSTRUCTION