



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 SAGE HILL Terrace #108, Calgary t3r 0w5**

MLS® #: **A2178033**

Area: **Sage Hill**

Listing Date: **11/07/24**

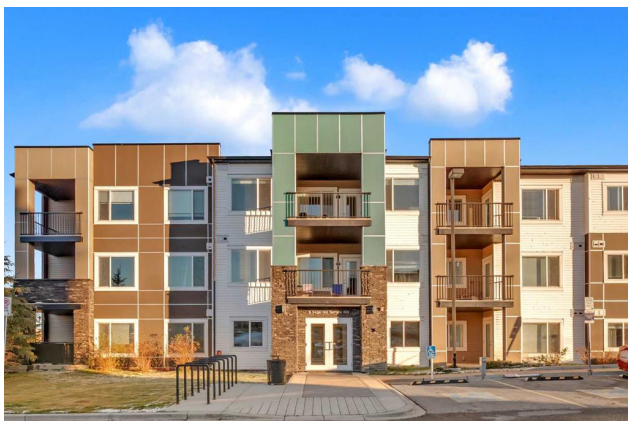
List Price: **\$318,888**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 23-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **811**  
Low Sqft:  
Ttl Sqft: **811**

DOM

**76**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Off Street,Stall**

Utilities and Features

Roof:  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 12`1"</b>
<b>Den</b>	<b>Main</b>	<b>6`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`5" x 9`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 5`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`9" x 3`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`6" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`9" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$525

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1512319

Remarks

Pub Rmks: **Get ready to dive into your real estate dreams! Whether it's your first home or an addition to your investment kingdom, this opportunity is something you do not want to miss out on! Welcome to your two-bedroom and a den unit on the first floor of Viridian by Trico Communities in the scenic Sage Hill neighborhood. Featuring bright & spacious layout with ample lights, stainless steel appliances in the kitchen, a balcony for your morning coffee, a walk-in closet, laundry in your unit, and an assigned parking stall - what more could you want! It's walking distance to public transport and a short drive to all the shopping hotspots like Beacon Hill Shopping Centre, Walmart, T&T Supermarket, and more. Step outside the building and soak up the nearby waterways and scenic walking paths. Just 25 minutes from downtown, 20 minutes from the nearest medical center/hospital, 15 minutes from the airport, and an hour from the breathtaking mountains, this spot is a commuter's dream for zipping around the city in style. Schedule a showing today!**

Inclusions: None  
Property Listed By: eXp Realty

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











108-8 Sage Hill Terrace NW, Calgary, AB

Main Floor Interior Area 911.00 sq ft



PREPARED: 2024/1/08

White regions are excluded from total floor area in EXHIBIT floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.