



THE
A-TEAM

**RE/MAX
FIRST**

12 SAGE HILL Terrace #104, Calgary T3R 0W6

MLS® #: **A2178494** Area: **Sage Hill** Listing Date: **11/14/24** List Price: **\$265,000**
 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:

Finished Floor Area
 Abv Sqft: **585**
 Low Sqft:
 Ttl Sqft: **585**

Plug-In,Stall

DOM

19

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11` 10" x 12` 4"	Kitchen	Main	11` 10" x 10` 4"
Bedroom - Primary	Main	10` 5" x 10` 11"	Storage	Main	7` 7" x 5` 5"
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: **\$385** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1512993

Remarks

Pub Rmks: **Welcome to your new 1 Bedroom + Den condo in the vibrant community of Sage Hill! With a welcoming, neutral aesthetic, this bright condo is waiting for you to make it your own! You'll love the perfect wood-toned wide-plank vinyl through the main living area, and 9' ceiling throughout! The open kitchen features stainless steel appliances, quartz counters, and stylish 2-toned cabinets! The primary bedroom is complete with a walk-through closet and cheater en suite (also with quartz!). The Den area can be used as an office, a work out area or storage. Complete with parking stall and convenient in-unit laundry! Building amenities include a rec room that can be rented for private hosting, bike storage, and scenic outdoor common areas. You'll be close to grocery stores, restaurants, shops, and banks, with quick access to public transit, Stoney Trail, and the Airport! Don't miss out on the opportunity to call this home your own - schedule a viewing today!**

Inclusions: **Floating shelves and cabinet in kitchen.**

Property Listed By: **Greater Property Group**

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





