



THE
A-TEAM

**RE/MAX
FIRST**

20 SAGE HILL Terrace #201, Calgary T3R 0w8

MLS® #: **A2179263** Area: **Sage Hill** Listing Date: **11/16/24** List Price: **\$349,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **807**
 Low Sqft:
 Ttl Sqft: **807**

Underground

DOM

35
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,Lighting**

Construction: **Concrete,Stone,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`5" x 4`10"	Laundry	Main	2`11" x 2`9"
Office	Main	7`10" x 5`2"	Kitchen	Main	12`1" x 9`3"
Living Room	Main	12`1" x 5`5"	Bedroom - Primary	Main	10`8" x 11`8"
Walk-In Closet	Main	6`6" x 3`6"	3pc Ensuite bath	Main	7`3" x 5`1"
Bedroom	Main	8`4" x 11`6"	4pc Bathroom	Main	4`11" x 8`2"
Balcony	Main	8`7" x 9`2"			

Legal/Tax/Financial

Condo Fee:
\$512

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1611683**

Remarks

Pub Rmks: **Immaculate property nicely kept 2 bedroom + den, 2 bathroom end-unit apartment with underground titled parking in in Sage Hill. Upon entering, you'll be welcomed by an open and airy living space with tasteful finishes and large windows that flood the interior with natural light with 9' ceilings and in-floor heating. The thoughtfully designed floor plan seamlessly connects the living and dining areas, creating a welcoming atmosphere. The modern kitchen features stainless steel appliances, granite countertops, and ample cabinet space with a pantry. Whether you're a culinary enthusiast or just enjoy preparing meals, this kitchen is sure to meet your needs. The two-bedroom + den floor plan features a primary suite with a walk-through closet and a 3-piece ensuite and the second bedroom is equally impressive. A good-sized den/storage room, 4-piece main bath, convenient in-suite laundry and a titled underground parking stall complete this unit. Well-maintained complex with ample visitor parking and bike storage. Superb location: steps away from Walmart, T&T Supermarket, Shopping Centres at Sage Hill Quarter, Beacon Hill and Creekside, Transit, Park, Extensive Pathways and Greenspace and Major Thoroughfares. Schedule a showing today and envision the possibilities of making this space your own!**

Inclusions: **na**
Property Listed By: **RE/MAX House of Real Estate**

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











