



THE
A-TEAM

**RE/MAX
FIRST**

60 SAGE HILL Walk #204, Calgary T3R 2H5

MLS®#: **A2180143** Area: **Sage Hill** Listing **11/18/24** List Price: **\$389,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$11k, 02-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **696**
 Low Sqft:
 Ttl Sqft: **696**

DOM
65
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction:
Asphalt
 Flooring:
Ceramic Tile,Vinyl Plank
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`8" x 10`6"	3pc Ensuite bath	Main	8`5" x 4`11"
Living Room	Main	10`3" x 13`9"	Kitchen	Main	11`5" x 13`8"
Bedroom	Main	10`6" x 10`1"	Laundry	Main	7`1" x 3`3"
4pc Bathroom	Main	8`6" x 4`10"			

Legal/Tax/Financial

Condo Fee: **\$355** Title: **Fee Simple** Zoning: **MC-2**

Legal Desc: 2311985

Fee Freq:
Monthly

Remarks

Pub Rmks: **Location! Location! Location! Welcome to the Brand New Findlay 2 Plan built by Logel Homes. This 2-bedroom, 2-bath move in ready condo comes with many upgrades. An AC unit, upgraded bedrooms and bathrooms flooring, lighting fixtures, kitchen and bathrooms sinks, shower upgrade and more. With its expansive windows and 9-foot ceilings, this home is bathed in natural light, creating a bright and inviting living space. A balcony with amazing view which is ideal for evening barbecues. The condo also comes with an assigned underground heated parking with additional storage locker. This home combines comfort and convenience. It is located just next to TNT Supermarket and within walking distance to all the major shops in Sage Hill, including Walmart, Dollarama, and much more. Don't miss out this opportunity!**

Inclusions: N/A
Property Listed By: Grand Realty

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







