



THE
A-TEAM

**RE/MAX
FIRST**

60 SAGE HILL Walk #204, Calgary T3R 2H5

MLS® #: **A2180143**

Area: **Sage Hill**

Listing Date: **11/18/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 12-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **696**
Low Sqft:
Ttl Sqft: **696**

DOM

33
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

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







