



THE
A-TEAM

**RE/MAX
FIRST**

4 SAGE HILL Terrace #121, Calgary T3R 0W4

MLS® #: **A2180715** Area: **Sage Hill** Listing Date: **11/28/24** List Price: **\$259,900**
 Status: **Active** 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: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **574**
 Low Sqft:
 Ttl Sqft: **574**

DOM

23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	26`10" x 15`10"	Bedroom - Primary	Main	31`9" x 35`3"
Kitchen	Main	42`8" x 35`6"	Living Room	Main	42`8" x 33`11"
Den	Main	31`9" x 18`10"			

Legal/Tax/Financial

Condo Fee: **\$368** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1512318

Remarks

Pub Rmks: **** Seller offering 6 months pre-paid condo fees ** Welcome to the Viridian! This main-floor condo is perfect for a young couple or an investor looking to score a great space. Inside, you'll find a bright and open layout with high ceilings and big windows that keep things feeling airy and cheerful. The kitchen has everything you need—modern appliances, lots of storage, and room to actually sit and eat (or let's be real, pile up takeout containers). There's even a bonus den that's ready to become your home office, workout corner, or "throw-everything-in-here-when-guests-visit" room. The bedroom is spacious and comes with a walk-in closet for all your stuff (yes, even the clothes you haven't worn since 2017). And let's not forget the in-suite laundry—no more hauling loads to a communal laundry room or tracking down quarters like it's the 90s. Just steps from your parking stall, the location couldn't be better—especially if you're a pet parent. The private entrance makes it super easy to take Rover (or Kevin—we're not judging your naming choices) out for a quick walk. Pets are allowed upon written board approval with two cats or two dogs not more than 15kgs. Close to shopping, dining, and everything else you need, this condo is ready for its next chapter. Book a showing today!**

Inclusions: **Floating Shelves**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







