



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 SAGE HILL Walk #311, Calgary T3R 1C5**

MLS® #: **A2181113**      Area: **Sage Hill**      Listing Date: **11/26/24**      List Price: **\$279,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2023**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **432**  
 Low Sqft:  
 Ttl Sqft: **432**

DOM

**25**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>15`2" x 8`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`8" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 7`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>5`3" x 7`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`3" x 3`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`1" x 9`9"</b>			

Legal/Tax/Financial

Condo Fee: **\$232**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **2311415**

Remarks

Pub Rmks: **Welcome to your dream condo—a sleek, modern retreat with everything you need and more! Whether you're a first-time buyer, savvy investor, or looking for a cozy new space to call home, this property delivers on all fronts. Unit Highlights Comfortable Living: Spacious 1-bedroom with plenty of natural light to make your mornings brighter. Modern Bathroom: Chic, clean, and ready for your spa vibes. Functional Kitchen: Big, open, and perfect for whipping up your culinary masterpieces. Big Living Room: Relax, entertain, or Netflix the night away. Private Balcony: Step outside to enjoy a breath of fresh air and lovely views. In-Unit Laundry: Full-size washer and dryer for ultimate convenience. Surface Parking: A dedicated spot waiting just for you! Storage Locker Included Building Features Quiet and well-maintained with elevator access for effortless living. Stylish vinyl plank flooring adds a contemporary touch. Prime Location Easy access to Stoney Trail, Sarcee Trail, and Shaganappi Trail—commutes are a breeze! Close to schools, bus stops, and nearby shopping & business hubs. Why This Condo? Perfect as an investment property or your new home, this gem offers a blend of comfort, convenience, and modern design. You'll love the 2023 build, thoughtful layout, and the opportunity to join a vibrant community. 1 year old property that was had a tenant at \$1650 per month rent. Standard warranty still applies of 2, 5, and 10 years. Don't wait—schedule your viewing today and make this condo yours!**

Inclusions: **none**  
Property Listed By: **Grassroots Realty Group**

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









