



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

57
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>
Kitchen With Eating Area	Main	15`2" x 8`11"	Living Room	Main	11`8" x 8`11"
Bedroom - Primary	Main	11`3" x 7`11"	Walk-In Closet	Main	5`3" x 7`11"
Laundry	Main	5`3" x 3`2"	4pc Bathroom	Main	7`9" x 4`11"
Balcony	Main	6`1" x 9`9"			

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









