

**24 SAGE HILL Terrace #202, Calgary T3R 0W9**

MLS®#: **A2181676** Area: **Sage Hill** Listing **11/30/24** List Price: **\$365,000**  
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 16-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **799**  
 Low Sqft:  
 Ttl Sqft: **799**

DOM  
**52**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

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

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Parkade,Secured,Titled**

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony,Dog Run**

Construction:  
**Vinyl Siding**  
 Flooring:  
**Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Ceiling Fan(s),No Smoking Home,Open Floorplan,Quartz Counters,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>
<b>Living Room</b>	<b>Main</b>	<b>50`10" x 39`11"</b>	<b>Den</b>	<b>Main</b>	<b>17`3" x 26`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>27`8" x 39`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>26`6" x 16`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>38`7" x 35`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>42`8" x 27`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>17`3" x 23`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$525** Title: **Fee Simple** Zoning: **M-1 d100**

Fee Freq:  
**Monthly**

Legal Desc: **1711723**

Remarks

Pub Rmks: **Back On Market Due to Financing! They don't build them like they used to! This gorgeous CORNER condo has everything you need and more! Better than a brand new apartment with a fantastic floor plan and NO CARPET and QUARTZ COUNTERTOPS THROUGHOUT! You will love the in-floor heating, 2 FULL BATHROOMS plus 2 Bedrooms with the primary bedroom being the LARGEST SIZE in the complex and ideal for a king sized bed! It also has UNDERGROUND, TITLED AND HEATING PARKING right next to the stairs and elevator, a DEN FOR EXTRA STORAGE and tons of closet space with a LARGE PANTRY AND LINEN CLOSET! SO HARD TO FIND THESE DAYS! The best of all are the LARGE WINDOWS, throughout the unit which makes it bright and airy. Being a corner unit, you have a very PRIVATE SHADED BALCONY with INCREDIBLE VIEWS all year round. Condo fees are reasonable and include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to so many parks, walk and bike paths, Costco, Wal-Mart, T&T, Public Transport and so much more! This building has an elevator and is only three floors, so you are only a single flight of stairs away from the main level. Book a private showing and make this stunning condo your own!**

Inclusions: N/A  
Property Listed By: **eXp Realty**

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













