

24 SAGE HILL Terrace #202, Calgary T3R 0W9

MLS®#: **A2181676** Area: **Sage Hill** Listing Date: **11/30/24** List Price: **\$385,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Dec** Association: **Fort McMurray**



General Information

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

DOM

21
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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 12`2"	Den	Main	5`3" x 8`0"
Kitchen	Main	8`5" x 12`2"	4pc Bathroom	Main	8`1" x 4`11"
Bedroom - Primary	Main	11`9" x 10`10"	Bedroom	Main	13`0" x 8`6"
3pc Ensuite bath	Main	5`3" x 7`2"			

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1711723**

Remarks

Pub Rmks: **They don't build them like they used to! This gorgeous FULLY FURNISHED CORNER condo has everything you need and more! Better than a brand new apartment with a fantastic floor plan and NO CARPET THROUGHOUT! You will love the in-floor heating, great 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, TILTED AND HEATING PARKING right next to the stairs and elevator, a DEN FOR EXTRA STORAGE and tons of closet space with a 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: **Living Room: Sectional Sofa/Bed, Coffee Table, Carpet, Recliner, 75" TV, TV Stand, TV Mount. Office/Bedroom: Office Table, Book Stand, Carpet, Ottoman. Primary Bedroom: Mattress, Bed Frame, 2 side tables, 2 dressers. Kitchen: 4 Bar Stools**

Property Listed By: **eXp Realty**

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







