

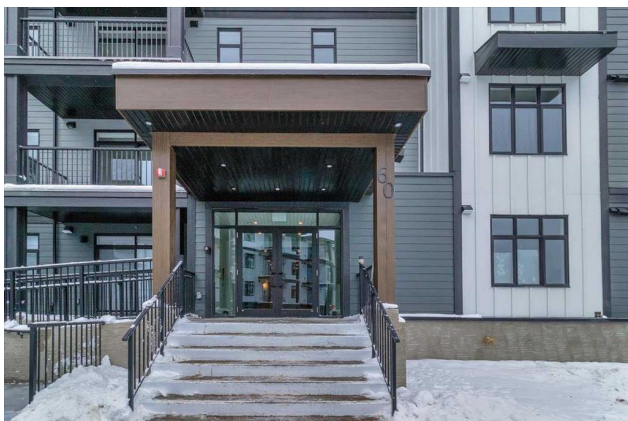


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SAGE HILL Walk #216, Calgary T3R 2H5**

MLS® #: **A2181722**      Area: **Sage Hill**      Listing Date: **12/01/24**      List Price: **\$304,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 06-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **500**  
 Low Sqft:  
 Ttl Sqft: **500**

DOM

**51**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Enclosed,Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **ENERGY STAR Qualified Equipment,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Elevator,Quartz Counters,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 4`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 5`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`7" x 2`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>8`11" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 8`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 5`11"</b>

Legal/Tax/Financial

Condo Fee: **\$255**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **2411759155**

Remarks

Pub Rmks: **Luxury living in NW, Calgary. Brand new never lived in, One bedroom one bath with a spacious balcony. This new complex is strategically located, walking distance to restaurants and plenty of shopping, gym, T&T Supermarket and banks, this unique unit comes with a titled underground heated parking space and storage unit conveniently located by the main stairs and elevator. This is a perfect opportunity for first-time home buyers and investors. This floor plan is the most popular floor plan in the whole building, As soon as you enter you will be greeted by a spacious coat closet then side by side washer and dryer. As you step into the property you can't miss the luxurious kitchen equipped with stainless steel appliances and cabinets to the ceiling covering all over the right-side wall. The owners paid the highest amount for upgrades, and they made sure to get this place equipped with the best appliances, dovetail drawers, high quality window blinds, double door and a freezer stainless steel fridge and double stainless-steel sink. The kitchen countertops and bathroom are quartz. The flooring is a luxury Vinyl plank beige color to match the wall colors. The covered parking is equipped with BBQ Gas line. The unit comes with Titled underground parking and a storage unit. Don't miss this unique opportunity to live in one of the best locations in NW Calgary.**

Inclusions: **BBQ Gas Line in the covered balcony.**  
Property Listed By: **Real Broker**

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

