



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 SAGE VALLEY Road #1407, Calgary T3R 0R6**

MLS® #: **A2182566**

Area: **Sage Hill**

Listing Date: **12/06/24**

List Price: **\$335,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **837**  
Low Sqft:  
Ttl Sqft: **837**

DOM

**57**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Townhouse**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 11`4"</b>
<b>Storage</b>	<b>Main</b>	<b>4`11" x 3`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 5`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 4`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$250

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1312420

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY 1PM - 3PM | Welcome to this beautifully RENOVATED townhouse in the desirable community of Sage Hill. Perfectly situated overlooking the peaceful GARDEN SIDE of the building, this home offers a serene setting and a PRIVATE DECK to enjoy outdoor living. Step inside to discover a thoughtfully REFRESHED UPDATED INTERIOR, with fresh paint throughout and brand NEW LAMINATE and TILE FLOORING. The kitchen has been tastefully modernized with NEWLY SPRAYED CABINETS, sleek STAINLESS STEEL APPLIANCES, including a NEW MICROWAVE/HOOD FAN COMBO and a NEW DISHWASHER, and a versatile MOBILE KITCHEN ISLAND that adds functionality to the space. The OPEN CONCEPT FLOOR PLAN features an abundance of windows, flooding the home with natural light and creating a bright, welcoming atmosphere. This home is designed for convenience with an IN-UNIT LAUNDRY ROOM, an ASSIGNED PARKING STALL and STORAGE IN UNIT. Additional visitor parking ensures plenty of space for guests. Located just steps from shopping, parks and playgrounds, this property is ideal for anyone seeking a blend of comfort and accessibility. Whether you're a first-time buyer, down sizer, or investor, this townhouse has everything you need. Don't miss the opportunity to own this move-in-ready home in a prime location! Book your showing today.**

Inclusions: **All Lighting Fixtures Attached, Kitchen Island**  
Property Listed By: **eXp Realty**

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





