



THE
A-TEAM

**RE/MAX
FIRST**

8 SAGE HILL Terrace #107, Calgary T3R0W5

MLS® #: **A2182857** Area: **Sage Hill** Listing Date: **12/10/24** List Price: **\$320,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

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

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

Roof:
 Heating: **Natural Gas,Other**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Kitchen Island,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 11`10"	Kitchen With Eating Area	Main	12`11" x 8`8"
Foyer	Main	3`7" x 2`4"	Bedroom - Primary	Main	10`5" x 9`7"
Bedroom	Main	13`7" x 8`10"	Walk-In Closet	Main	6`1" x 3`9"
Laundry	Main	3`3" x 3`5"	Storage	Main	5`10" x 4`11"
Balcony	Main	9`7" x 7`7"	4pc Ensuite bath	Main	7`7" x 4`11"
4pc Bathroom	Main	7`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$525

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1512319**

Remarks

Pub Rmks: **Welcome to a well maintained 2-bedroom 2 bath, exquisite Condo apartment in desirable Sage Hill community, this unit perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the elegantly designed interior, this main floor unit features a modern design where you will find a kitchen with granite countertops and stainless-steel appliances, open concept floorplan that boasts a spacious living room, in suite laundry and storage, a large bedroom and a master bedroom that has a walk in closet with an ensuite bathroom, and is conveniently located to restaurants, shopping Centre, grocery stores, plus many more amenities. This professionally managed complex has visitors parking, while the community itself connects residents with lots of amenities such as, offices, Clinics, bus service, Fire Station, Police and schools. Easy getaway via Stoney, Beddington , Shaganappi, and Deerfoot Trail, don't miss out on this opportunity, a must see.**

Inclusions: **NA**
Property Listed By: **D Gees Realty Inc.**

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







