



THE
A-TEAM

**RE/MAX
FIRST**

250 SAGE VALLEY Road #306, Calgary T3R 0R6

MLS® #: **A2183608**

Area: **Sage Hill**

Listing Date: **12/20/24**

List Price: **\$327,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **8,287 sqft**
Lot Shape: **SF/SM**

Finished Floor Area
Abv Sqft: **787**
Low Sqft:
Ttl Sqft: **787**

DOM

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

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Lower	5`4" x 3`7"	Living Room	Main	14`5" x 11`10"
Kitchen With Eating Area	Main	15`2" x 10`9"	Bedroom - Primary	Main	11`10" x 10`11"
Bedroom	Main	9`1" x 9`5"	Laundry	Main	8`6" x 4`8"

4pc Bathroom

Main

8`1" x 4`11"

Balcony
Legal/Tax/Financial

Main

8`2" x 8`1"

Condo Fee:
\$263

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1411382**

Remarks

Pub Rmks: **Welcome home to this beautifully updated 2 bedroom condo, perfectly situated in a vibrant, family-oriented community. Boasting modern new carpet, fresh paint, and an inviting layout, this home is ideal for families , professionals, or anyone seeking a blend of comfort and convenience. Features you'll love are the two, generously sized bedrooms with great closet space, a sunlit living and dining area designed for relaxing and entertaining.. The carpets are new, the walls are freshly painted, the appliances are all Stainless Steel and the seller has put in a brand new Navien tankless system in June 2022. This condo is nestled in a sought-after family area close to schools, parks, playgrounds, shopping with easy access to public transportation. With its primary location and thoughtful updates, this condo is a rare find. Don't miss the opportunity to make it yours- schedule a viewing today!**

Inclusions: **none**
Property Listed By: **Real Estate Professionals Inc.**

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







