



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 SAGE HILL #412, Calgary T3R 2A9**

MLS® #: **A2183953**

Area: **Sage Hill**

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

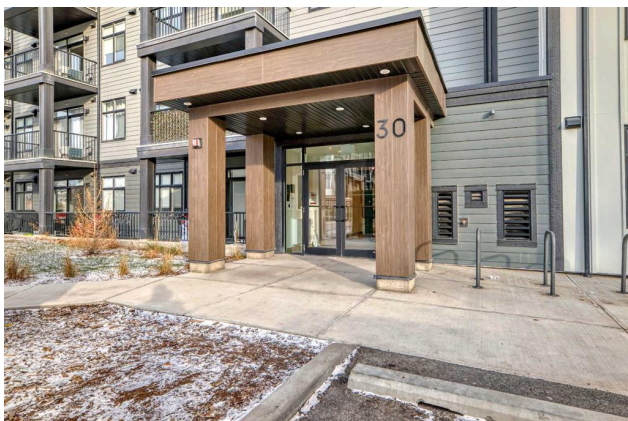
List Price: **\$468,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **957**  
Low Sqft:  
Ttl Sqft: **957**

**Street Lighting,Views**  
**Heated Garage,Tandem,Titled,Underground**

DOM

**1**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Storage**

Construction: **Asphalt**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                     | Level | Dimensions     | Room                           | Level | Dimensions     |
|--------------------------|-------|----------------|--------------------------------|-------|----------------|
| Bedroom                  | Main  | 9`2" x 9`11"   | 4pc Bathroom                   | Main  | 10`9" x 4`11"  |
| Kitchen With Eating Area | Main  | 12`10" x 16`4" | Living/Dining Room Combination | Main  | 12`11" x 20`7" |
| Bedroom - Primary        | Main  | 10`10" x 11`6" | 4pc Ensuite bath               | Main  | 5`0" x 10`6"   |
| Balcony                  | Main  | 24`1" x 6`2"   | Laundry                        | Main  | 4`3" x 5`2"    |

Legal/Tax/Financial

Condo Fee:  
**\$505**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **2311149**

Remarks

Pub Rmks: **OVER \$37,000 UPGRADES | CORNER UNIT WITH NATURE RESERVE VIEW | 2 CAR UNDERGROUND HEATED PARKING** Welcome to Loge! Homes 30 Sage Hill Walk. Sage Hill boasts scenic walking paths, abundant green spaces, and excellent access to major roads. This 9' ceilings and air conditioning modern 2 bedrooms, 2 bathrooms home has been beautifully upgraded and exudes executive condo living at its finest. Luxury vinyl plank flooring sweeps across the entire floor including the bedrooms. The primary bedroom features a spacious 4-piece ensuite bathroom with a quartz double vanity & glass shower. The sleek, gourmet kitchen comes equipped with high-end stainless steel appliances, a built-in oven and microwave, granite countertops, plenty of cabinetry, and a large island. In-suite laundry with room for additional storage. Outside, you'll love your private 150 sqft balcony with a gas line for the BBQ, which backs directly onto a serene nature reserve, providing beautiful and peaceful views. This unit also provides designated TANDEM parking(#433) in its heated underground parkade and a large storage locker(#3412). Located just seconds away from T&T, Walmart, Sobeys, Costco, Mcdonald's, schools, parks, playgrounds, and walking paths. Immediate possession is available. You don't want to miss the opportunity to make this condo yours.

Inclusions: **none**  
Property Listed By: **Homecare Realty Ltd.**

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











