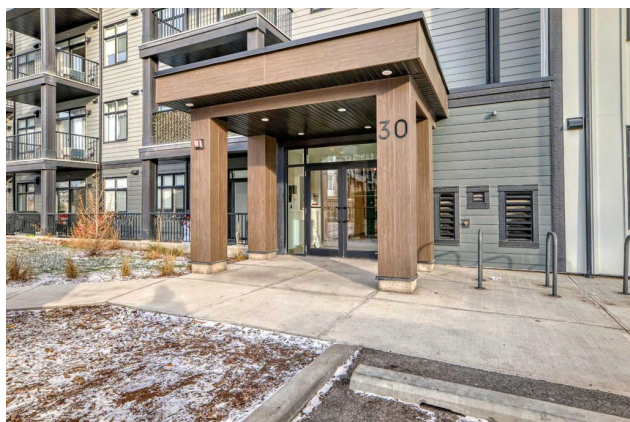


30 SAGE HILL #412, Calgary T3R 2A9

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: **Street Lighting,Views**
 Park Feat: **Heated Garage,Tandem,Titled,Underground**

Finished Floor Area

Abv Sqft: **957**
 Low Sqft:
 Ttl Sqft: **957**

DOM

43
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









