



THE
A-TEAM

**RE/MAX
FIRST**

881 SAGE VALLEY Boulevard #810, Calgary T3R 0R4

MLS® #: **A2183965**

Area: **Sage Hill**

Listing Date: **01/20/25**

List Price: **\$450,000**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,138**
Low Sqft:
Ttl Sqft: **1,138**

DOM

2
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Few Trees, No Neighbours Behind, Landscaped**
Park Feat: **Driveway, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **Kitchen Island, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	10`9" x 3`10"
Dining Room	Main	8`8" x 15`5"
2pc Bathroom	Main	4`7" x 4`11"
Bedroom	Upper	9`3" x 10`6"
Bedroom - Primary	Upper	10`8" x 10`8"
4pc Ensuite bath	Upper	8`1" x 4`11"

Room	Level	Dimensions
Living Room	Main	11`10" x 13`5"
Kitchen	Main	8`10" x 13`8"
Bedroom	Upper	10`7" x 8`11"
4pc Bathroom	Upper	8`1" x 4`11"
Walk-In Closet	Upper	5`2" x 3`9"
Other	Basement	18`8" x 28`9"

Legal/Tax/Financial

Condo Fee:
\$302

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1413065**

Remarks

Pub Rmks: **Welcome to this exceptional 1,138.9 sq.ft. end-unit townhouse in the highly sought-after Sage Hill community. This charming 3-bedroom, 2.5-bath family home features luxurious vinyl plank flooring and 9-foot ceilings throughout the main level. The bright and spacious front living room welcomes plenty of natural light, while the kitchen boasts stunning quartz countertops, crisp white cabinetry, a large central island with an eating bar, and high-end stainless steel appliances. The adjacent dining area offers easy access to a private ground-level patio, and a convenient half bath completes the main floor. Upstairs, plush carpeting adds warmth to the space, with a generously sized master bedroom offering a 4-piece ensuite and ample closet space. Two additional spacious bedrooms share a 4-piece bath. The full, unfinished basement includes a laundry area, providing great potential for future development. Enjoy the convenience of a single attached garage with additional driveway parking, plus plenty of visitor parking spaces nearby. Just steps away from the scenic ravine and walking paths of Sage Hill, this home is also minutes from transit, shopping, restaurants, and major thoroughfares. Experience the ease and comfort of maintenance-free condo living in this fantastic home!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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













