



THE
A-TEAM

**RE/MAX
FIRST**

12 SAGE HILL Terrace #105, Calgary T3R0W6

MLS® #: **A2185857**

Area: **Sage Hill**

Listing Date: **01/06/25**

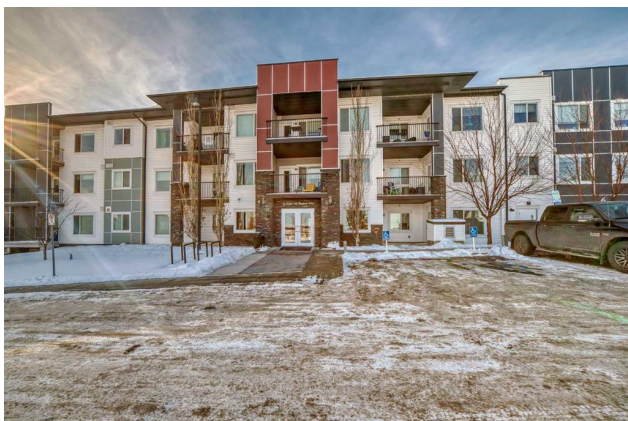
List Price: **\$318,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **797**
Low Sqft:
Ttl Sqft: **797**

Assigned,Off Street,Stall

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Boiler,In Floor**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Concrete,Stone,Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`10" x 11`0"	Laundry	Main	3`3" x 2`9"
Entrance	Main	3`7" x 8`9"	Living Room	Main	11`11" x 11`8"
Walk-In Closet	Main	6`2" x 3`8"	Kitchen	Main	9`10" x 10`1"
4pc Bathroom	Main	4`11" x 7`6"	Storage	Main	4`11" x 6`0"
Pantry	Main	2`6" x 2`0"	Bedroom - Primary	Main	9`7" x 10`6"
4pc Ensuite bath	Main	4`11" x 7`8"	Dining Room	Main	8`4" x 8`1"

Legal/Tax/Financial

Condo Fee:
\$525

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1512993**

Remarks

Pub Rmks: **Welcome to this lovely 2 bedroom, 2 bath condo in Sage Hill! This great condo offers the convenience of bedrooms on the opposite side of the unit each with their own bathroom. The primary bedroom boasts a large walk in closet, and a 4 piece ensuite bathroom. The Kitchen has lots of cupboard and counter space and features granite, a center island and stainless steel appliances. Lots of natural light and 9' ceilings makes it feel even larger. Large living room and leading out to the balcony. The building amenities include bike storage, visitor parking and an entertainment room. This complex is located steps from the ravine pathway system, shopping such as Walmart, T&T Super Market, Co-op, Costco. It is also close to schools and public transit. This property provides quick access to major roads such as Stoney Trail, Shaganappi Trail, and Symons Valley Road. This great ground floor unit provides a convenient separate entrance with a nice south facing patio and a semi private walkway to the street for additional parking on top of the assigned parking stall #36 close to the main front entrance of the building. It's like having your own back yard in a condo!**

Inclusions: **na**
Property Listed By: **TREC The Real Estate Company**

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











