



THE
A-TEAM

**RE/MAX
FIRST**

12 SAGE HILL Terrace #105, Calgary T3R0W6

MLS® #: **A2185857**

Area: **Sage Hill**

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

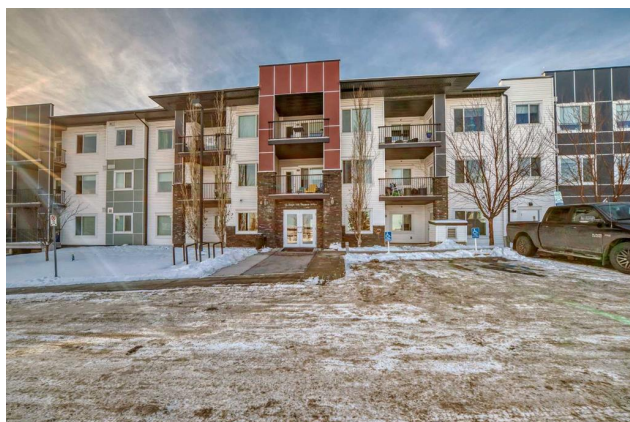
List Price: **\$318,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **797**
Low Sqft:
Ttl Sqft: **797**

DOM

47
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Off Street,Stall**

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

Room	Level	Dimensions
Bedroom	Main	8`10" x 11`0"
Entrance	Main	3`7" x 8`9"
Walk-In Closet	Main	6`2" x 3`8"
4pc Bathroom	Main	4`11" x 7`6"
Pantry	Main	2`6" x 2`0"
4pc Ensuite bath	Main	4`11" x 7`8"

Room	Level	Dimensions
Laundry	Main	3`3" x 2`9"
Living Room	Main	11`11" x 11`8"
Kitchen	Main	9`10" x 10`1"
Storage	Main	4`11" x 6`0"
Bedroom - Primary	Main	9`7" x 10`6"
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









