

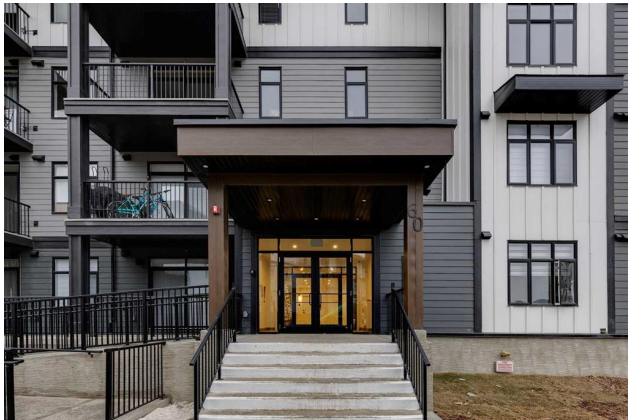


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 SAGE HILL Walk #301, Calgary T3R 2H5**

MLS® #: **A2187089**      Area: **Sage Hill**      Listing Date: **01/13/25**      List Price: **\$469,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,005**  
 Low Sqft:  
 Ttl Sqft: **1,005**

**Parkade, Titled, Underground**

DOM

**19**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Hot Water, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Electric Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, Range Hood, Wall/Window Air Conditioner**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	13`8" x 4`6"	Kitchen With Eating Area	Main	8`10" x 13`11"
Dining Room	Main	10`10" x 6`6"	Living Room	Main	14`5" x 10`7"
Bedroom - Primary	Main	10`10" x 11`5"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`2" x 9`11"	4pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	5`11" x 5`8"			

Legal/Tax/Financial

Condo Fee:  
**\$511**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**MC-2**

Legal Desc: **2311985**

Remarks

Pub Rmks: **BILD Calgary's #1 selling multi-family development, Sage Walk, proudly presents the award-winning floorplan, The Atwood 3ES. The professionally designed interior includes A/C, 41" upper cabinets with soft-close doors and drawers, luxury vinyl plank, designer tile, stainless steel appliances, pot lights, an 8' wide patio door, a storage locker, and titled parking. Be sure to inquire today about Logel Homes's award-winning Energy Return Ventilation system and industry-leading sound attenuation. Situated in Sage Walk Phase 2, you'll experience an escape amongst nature and walkable amenities in a location like no other. At your doorstep, stroll to a T&T Supermarket and walk or bike along 25 km of pathways, an environmental reserve, and numerous retail and shopping experiences, including coffee shops, grocery stores, and restaurants. Enjoy walking across the new pedestrian bridge and enjoying all that 384,000 square feet of retail has to offer. Over 480 homeowners have made Sage Walk Home - Don't miss out on one of the best condo locations in Calgary. Why buy with Logel Homes? Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 9x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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



