

## 60 SAGE HILL Walk #103, Calgary T3R 0H5

Sewer:

Ext Feat:

Balcony

MLS®#: **A2187090** Area: **Sage Hill** Listing **01/14/25** List Price: **\$459,900** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**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:

Titled, Underground

<u>DOM</u>

18 Layout

 Beds:
 2 (2)

 Baths:
 2.0 (20)

 Style:
 Apartment

<u>Parking</u>

Ttl Park: 1
Garage Sz: 1

## **Utilities and Features**

Roof: Asphalt Shingle Construction: Heating: Hot Water, Natural Gas Wood Frame

Hot Water, Natural Gas

Wood Fr
Flooring:

Vinyl Plank Water Source: Fnd/Bsmt:

**Poured Concrete** 

Finished Floor Area

913

913

Abv Saft:

Low Sqft:

Ttl Sqft:

Kitchen Appl: Built-In Oven, Electric Cooktop, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified

Refrigerator, ENERGY STAR Qualified Washer

Int Feat: Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Utilities:

Room Information

<u>Room</u> <u>Level</u> <u>Dimensions</u> <u>Room</u> <u>Level</u> **Dimensions** Kitchen With Eating Area Main 8`7" x 12`8" **Dining Room** Main 9`0" x 7`7" **Living Room** Main 10`5" x 11`11" **Bedroom - Primary** Main 11`8" x 10`6" 4pc Bathroom Main 0'0" x 0'0" **Bedroom** Main 9`8" x 9`6" 4pc Bathroom 0'0" x 0'0" 0'0" x 0'0" Main Laundry Main

Balcony Main 6`0" x 29`4"

20232024

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$461 Fee Simple MC-2

Fee Freq:

Monthly

Remarks

Pub Rmks: Discover modern living with this exceptional 2-bedroom, 2-bathroom ground-floor corner unit in the highly sought-after Sage Walk community, built by Logel

Homes, Calgary's Multi-Family Builder of the Year for the past four consecutive years. Recognized for their unparalleled commitment to quality and consistently ranking at the top in Google reviews, Logel Homes continues to set the standard in new home construction. This thoughtfully designed unit offers a spacious open-concept layout, featuring upgraded cabinetry, elegant quartz countertops, and premium stainless-steel appliances in the kitchen. The master suite is a true retreat, boasting a luxurious ensuite with a floor-to-ceiling tiled walk-in shower and a frameless glass door. Experience year-round comfort with Logel Homes' exclusive fresh air intake system and in-unit air conditioning. Additional highlights include 9-foot ceilings, titled underground heated parking with extra storage, and an oversized balcony equipped with a gas line—perfect for evening barbecues. Sage Walk offers the ideal blend of tranquility and convenience, situated just minutes from premier shopping, dining, and major roadways. Don't miss this opportunity—schedule your private viewing today and experience the exceptional

craftsmanship and lifestyle Logel Homes has to offer. You won't be disappointed!

Inclusions: N

Legal Desc:

Property Listed By: RE/MAX Real Estate (Central)

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







