

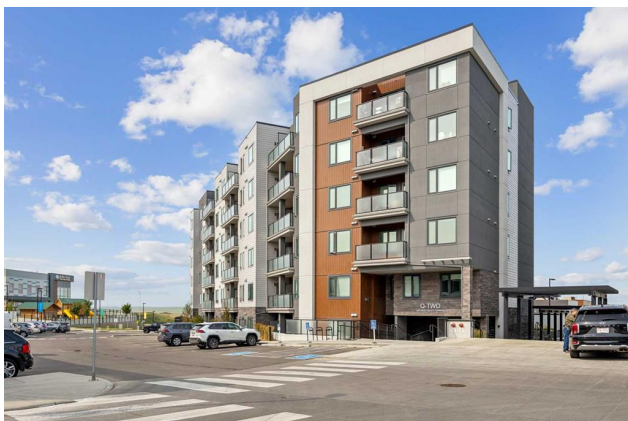


THE
A-TEAM

**RE/MAX
FIRST**

238 SAGE VALLEY Common #412, Calgary T3R 1X8

MLS®#: **A2188825** Area: **Sage Hill** Listing Date: **01/19/25** List Price: **\$284,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **522**
 Low Sqft:
 Ttl Sqft: **522**

DOM

3

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Other**
 Sewer:
 Ext Feat: **Balcony,Other**

Construction: **Wood Frame**
 Flooring: **Ceramic Tile,Concrete,Other**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Elevator,Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	44`7" x 23`4"	Living Room	Main	36`5" x 29`11"
Laundry	Main	13`6" x 12`2"	Balcony	Main	26`7" x 21`0"
Bedroom - Primary	Main	30`2" x 26`7"	4pc Bathroom	Main	26`7" x 13`6"

Legal/Tax/Financial

Condo Fee: **\$258** Title: **Fee Simple** Zoning: **C-C2**
 Fee Freq:

Monthly

Legal Desc: **2310071**

Remarks

Pub Rmks: **Welcome to this stunning 4th-level condo located in the heart of Sage Hill. This one-bedroom, one-bathroom condo which has a Titled UNDERGROUND parking along with storage space, offers a convenient and low-maintenance lifestyle, perfect for young professionals or first-time homebuyers. The condo measures at 522.46 SQFT with an open floor plan and is bathed in natural light, creating a warm and inviting atmosphere. The bedroom looks onto the balcony and includes a walk-through closet which leads to a four-piece bathroom. Be surprised to find LOW condo fee which also includes WATER. You do not need to go anywhere for shopping as all the amenities are just around the corner including SHOPPERS and CO-OP , Food and Pharmacy. This unit will not last long. Call for a private showing today..**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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

