



THE
A-TEAM

**RE/MAX
FIRST**

30 SAGE HILL Walk #109, Calgary T3R 2A9

MLS®#: **A2190321**

Area: **Sage Hill**

Listing Date: **01/27/25**

List Price: **\$274,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **434**
Low Sqft:
Ttl Sqft: **434**

DOM

8

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`6" x 4`4"
Living Room	Main	8`10" x 10`6"
Walk-In Closet	Main	7`11" x 5`3"

Room	Level	Dimensions
Kitchen With Eating Area	Main	8`10" x 14`10"
Bedroom - Primary	Main	11`3" x 7`11"
4pc Bathroom	Main	4`11" x 7`9"

Legal/Tax/Financial

Condo Fee:
\$232

Title: **Fee Simple**
Fee Freq:

Zoning: **Direct Control (DC)**

Monthly

Legal Desc:

2311149

Remarks

Pub Rmks:

Discover modern living at its finest in the sought-after community of Sage Hill. **Exciting Investment Opportunity! ** Quick Possession ** This spacious 435.21 square foot one-bedroom condo features a bathroom. An open-concept living and dining area with contemporary finishes creates a perfect entertaining or relaxing space. Inside, you will find a range of high-quality finishes, including quartz countertops in the kitchen and bathroom, modern shaker-style or high-pressure laminate slab-style cabinets, luxury vinyl plank floors in the kitchen, entry, bathroom, and laundry, and upgraded casing, door headers, and baseboards. The stainless steel Samsung kitchen appliances, including a smooth cooktop range, counter-depth fridge, dishwasher, and over-the-range microwave hood fan, add a touch of elegance and convenience to the living space. The unit also includes a heat-recovery-ventilator and in-suite side-by-side washer/dryer. This property offers one titled surface parking spot, and an additional storage locker providing ample space for all your belongings. Nestled in the heart of Sage Hill, you're just minutes away from major shopping centers, YYC International Airport, trendy restaurants, and parks. Sage Hill boasts scenic walking paths, abundant green spaces, and excellent access to major roads, including Stoney Trail and Shaganappi Trail, with convenient public transit options nearby. Don't miss this opportunity to own a beautiful home in one of Calgary's most desirable neighborhoods. Schedule your viewing today and experience the best of Sage Hill living!

Inclusions:

NONE

Property Listed By:

URBAN-REALTY.ca

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









