



20 SAGE HILL #113, Calgary T3R 1Z5

MLS® #: **A2191873** Area: **Sage Hill** Listing Date: **02/02/25** List Price: **\$320,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **2022**
 Year Built: **2022**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **536**
 Low Sqft:
 Ttl Sqft: **536**

DOM
20
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Exhaust Fan**
 Sewer:
 Ext Feat: **Balcony,Lighting**
 Construction: **Concrete,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Range,Range Hood,Refrigerator,See Remarks,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`11" x 8`9"	Living/Dining Room Combination	Main	11`11" x 9`9"
Laundry	Main	2`11" x 2`11"	Balcony	Main	21`2" x 6`4"
Bedroom - Primary	Main	10`2" x 8`10"	Bedroom	Main	9`2" x 8`10"
4pc Bathroom	Main	8`5" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$283** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**
 Legal Desc: **2211159**

Remarks

Pub Rmks: **Welcome to your stunning 2-Bed, 1-Bath Unit in the sought after community of Sage Hill. Looking for your perfect new home or a smart investment opportunity? Look no further! This spacious and bright 2-bedroom, 1-bathroom condo in Sage Hill is ready for you to move in and enjoy! This unit has an assigned parking spot so you never have to worry about street parking. It has air conditioning so you can stay cool all year round. Washer and Dryer are in suite for ultimate convenience. This unit is open and bright and has a massive balcony as well. Surrounded by a variety of shopping options, so you'll never be far from what you need. Close to restaurants, schools, parks, playgrounds, and walking paths - everything you could want is right at your doorstep. Easy commute to work, with convenient access to major routes and public transit. This unit is not just a home - it's an investment in a thriving neighbourhood that offers endless potential! Whether you're a first-time buyer, a growing family, or an investor, this is an opportunity you don't want to miss. Schedule your viewing today.**

Inclusions: **NA**
Property Listed By: **Unison Realty Group Ltd.**

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





