



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 SAGE HILL Terrace #313, Calgary T3R 0W6**

MLS® #: **A2192408**

Area: **Sage Hill**

Listing Date: **02/03/25**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **808**  
Low Sqft:  
Ttl Sqft: **808**

**Underground**

DOM

**2**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Mixed**  
Flooring: **Other**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9' 0" x 9' 0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14' 0" x 12' 0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5' 0" x 5' 0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 8" x 10' 8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7' 3" x 5' 1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11' 10" x 5' 0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8' 2" x 4' 11"</b>	<b>Den</b>	<b>Main</b>	<b>7' 11" x 4' 11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$540**

Title:  
**Fee Simple**

Zoning:  
**M-1**

Legal Desc:

1512993

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**This is a rare offering in this building. A top floor corner unit with 2 bedrooms and 2 bathrooms plus a den with underground parking. This property features tons of upgrades including stainless steel appliances, quartz counter tops, 9 foot ceilings, carpetless and many more features!! This property is close to many amenities and easy access to Stoney trail!! This property will sell fast get in touch today!!!**

Inclusions:

na

Property Listed By:

CIR Realty

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





