

3727 SAGE HILL Drive #2115, Calgary T3R 1T7

MLS® #: **A2192826** Area: **Sage Hill** Listing Date: **02/05/25** List Price: **\$269,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **559**
 Low Sqft:
 Ttl Sqft: **559**

DOM

67
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Stucco**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`5" x 10`1"	Living Room	Main	11`3" x 12`1"
Laundry	Main	5`8" x 4`8"	Bedroom - Primary	Main	10`5" x 10`6"
4pc Bathroom	Main	11`1" x 7`7"	Balcony	Main	9`7" x 8`6"

Legal/Tax/Financial

Condo Fee: **\$300** Title: **Fee Simple** Zoning: **M-2 d200**
 Fee Freq:

Monthly

Legal Desc: 1811824

Remarks

Pub Rmks: **OPEN HOUSE MARCH 1st - 1 to 4PM. Welcome to this Beautiful 1st floor unit | 1 parking | 1 Bedrooms | 1 Full Bathrooms | Huge Balcony. This fully upgraded open floor plan features 1 Bedroom, 4-piece bath with in-unit laundry. Spacious kitchen with lots of storage. The bright living room opens to a balcony that is perfect for entertainment during those hot summer days. Upgrades include 9 foot ceilings, quartz countertops, luxury vinyl plank flooring throughout, LED lighting and stainless steel appliances. 1 parking stall, 1 assigned storage locker and secure bike storage in the parkade. Conveniently located in the heart of Sage Hill, just steps away from public transit, several routes, shopping, Walmart, restaurants, and many other amenities with super easy access to major routes like Stoney Trail. Great opportunity for first time home buyers or investors. Call today for a viewing!!!!**

Inclusions:
Property Listed By: **N/A
AMG Realty**

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





