



THE
A-TEAM

**RE/MAX
FIRST**

30 SAGE HILL Walk #501, Calgary T3R2A9

MLS®#: **A2193687** Area: **Sage Hill** Listing Date: **02/10/25** List Price: **\$430,000**
 Status: **Pending** 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:

Access:
 Lot Feat:
 Park Feat:

Tandem,Titled,Underground

Finished Floor Area

Abv Sqft: **995**
 Low Sqft:
 Ttl Sqft: **995**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Pantry,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`10" x 9`11"	Dining Room	Main	7`3" x 15`9"
Kitchen	Main	5`9" x 15`9"	Living Room	Main	13`0" x 17`0"
Bedroom - Primary	Main	10`10" x 15`3"	Laundry	Main	5`11" x 5`3"

Legal/Tax/Financial

Condo Fee: **\$515** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2311149**

Remarks

Pub Rmks: ****Open House - Saturday Feb 15 AND Sunday Feb 16 2-4 PM** This is your chance to become a proud homeowner of a TOP FLOOR, CORNER UNIT, FULLY UPGRADED condo built by Logel Homes, Calgary's Multi-Family Builder of the Year for the past four years! This unit is loaded with features you will continually enjoy day after day - within its 1000 Sqft. of bright and open living space includes DOUBLE ENSUITE baths with a luxury walk-in shower, a HUGE walk in closet in the Master Bedroom, a masterful chef's kitchen with built in appliances for a sleek design, and all of this has exquisite finishings throughout. With many windows in each room and South facing location, you can enjoy Calgary's sunlight in every room, every day. There is over \$37,000 in upgrades, including luxury bathrooms with upgraded tile, shower, and sinks, extended kitchen island, custom door and cabinet handles, upgraded stove and laundry appliances, AND in unit A/C for those hot summer days. You will have all the space you need for your Costco runs as there is tons of cabinet space in the Kitchen and a FULL SIZE pantry. The large balcony also provides extra space with unobstructed views to the South. If that's not enough, the condo also comes with its own storage unit to store your larger items like tires and bikes, as well as TANDEM UNDERGROUND PARKING which can fit two cars easily. This home is conveniently located within walking distance to all the major shops in Sage Hill, including TnT Supermarket, Wal-Mart, Dollarama, and much more.**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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





