



THE
A-TEAM

**RE/MAX
FIRST**

50 SAGE HILL Walk #202, Calgary T3R 2E8

MLS® #: **A2196554**

Area: **Sage Hill**

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

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **500**

Low Sqft:

Ttl Sqft: **500**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

1

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,Titled**

Utilities and Features

Roof: **Baseboard,Hot Water,Natural Gas**

Construction: **Cement Fiber Board,Stone,Wood Frame**

Sewer: **Balcony,BBQ gas line**

Flooring: **Vinyl Plank**

Ext Feat: **Balcony,BBQ gas line**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **No Animal Home,No Smoking Home,Stone Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:
\$255

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

2410854

Remarks

Pub Rmks:

Embrace Contemporary Living in Sage Hill! Step into modern comfort with this beautifully designed one-bedroom condo which has never been occupied, in the vibrant and sought-after community of Sage Hill. Immediate Possession Available! Spanning 500.82 sq. ft., this thoughtfully laid-out unit features an open-concept design, creating a seamless flow between the living and dining areas—perfect for unwinding or hosting guests. Inside this air conditioned home, you'll find elegant, high-quality finishes, including quartz countertops in both the kitchen and bathroom, stylish shaker-style sleek high-pressure laminate cabinetry, and durable luxury vinyl plank flooring throughout the main living areas. The cozy bedroom is enhanced with soft carpeting, adding warmth and comfort. Additional upscale touches, such as door casings, baseboards, and headers, give the space a refined feel. The kitchen is equipped with top-tier Samsung stainless steel appliances, including a counter-depth refrigerator, smooth cooktop range, built-in dishwasher, and a microwave hood fan—balancing style and practicality. This home also includes a heat recovery ventilator for improved air quality and the convenience of in-suite laundry. For added functionality, this condo comes with a titled surface parking spot and an underground storage locker, providing ample space for your needs. Situated in the heart of Sage Hill, this prime location offers easy access to major shopping centres, dining hotspots, scenic parks, and walking paths. Enjoy seamless connectivity with Stoney Trail, Shaganappi Trail, and nearby public transit, while being just a short drive from YYC International Airport. Don't miss this chance to own a stylish home in one of Calgary's most desirable neighborhoods. Book your viewing today and experience the best of Sage Hill living!

Inclusions:

none

Property Listed By:

CIR Realty

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













