



THE
A-TEAM

**RE/MAX
FIRST**

30 SAGE HILL Walk #104, Calgary T3R 2A9

MLS® #: **A2196883** Area: **Sage Hill** Listing Date: **02/24/25** List Price: **\$359,000**
 Status: **Active** 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: **Underground**

Finished Floor Area

Abv Sqft: **669**
 Low Sqft:
 Ttl Sqft: **669**

DOM

2

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony,Lighting,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$364** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **2311149**

Remarks

Pub Rmks: **Spacious & modern two bedrooms & 2 bathrooms unit on main floor with a functional floor plan and luxury finishing, in a well managed Condominium project with low Condo fee, titled underground parking, separate storage,..... in the heart of Sage Hill neighborhood, walking distance to shopping, gym, public transportation,! Pets allowed with Board's approval.**

Inclusions: **None**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





