



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 SAGE HILL Walk #108, Calgary T3R 1Z5**

MLS® #: **A2198251**      Area: **Sage Hill**      Listing Date: **03/01/25**      List Price: **\$299,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$40k, 20-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2022**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall, Titled**

Finished Floor Area

Abv Sqft: **589**  
 Low Sqft:  
 Ttl Sqft: **589**

DOM

**35**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding, Wood Frame**  
 Heating: **Baseboard, Natural Gas**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`9" x 14`0"	Kitchen	Main	10`9" x 11`9"
Bedroom - Primary	Main	10`2" x 8`11"	Bedroom	Main	9`2" x 11`4"
3pc Bathroom	Main	4`11" x 8`10"	Laundry	Main	3`3" x 7`9"

Legal/Tax/Financial

Condo Fee: **\$313**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 2211159

Remarks

Pub Rmks: **HUGE PRICE REDUCTION FOR QUICK SALE. LOCATION! LOCATION! LOCATION + 2 PARKING STALLS FOR HE AND SHE. There is also a large storage in the parkade to store your winter or summer tires. Look no further....this is the best deal and an excellent value for the price. Loads of upgrades. There are 2 bedrooms with luxury vinyl plank throughout. No more carpets to clean, say goodbye to carpet cleaning. Bright and open floorplan featuring modern finishes throughout. White kitchen cabinetry, chimney hoodfan with quartz countertops in both the kitchen and bathroom with luxury walk-in shower and upgraded tiles. Conveniently located within walking distance to all the major shops in Sage Hill, including T&T Supermarket, Walmart, restaurants and walking/bike paths. Immediate possession is available for investors or for first time homebuyers.**

Inclusions: N/A  
Property Listed By: Grand Realty

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







