

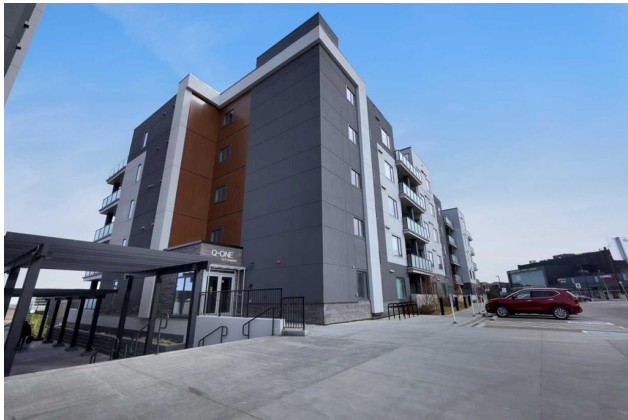


THE
A-TEAM

**RE/MAX
FIRST**

138 SAGE VALLEY Common #105, Calgary T3R 1X7

MLS® #: **A2200995** Area: **Sage Hill** Listing Date: **03/10/25** List Price: **\$339,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **674**
 Low Sqft:
 Ttl Sqft: **674**

DOM
34
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Storage**
 Construction: **Aluminum Siding ,Cement Fiber Board,Concrete**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`10" x 9`11"	Bedroom	Main	8`8" x 9`10"
Living Room	Main	10`1" x 14`4"	Kitchen	Main	12`0" x 17`4"
3pc Ensuite bath	Main	4`11" x 8`4"	4pc Bathroom	Main	8`5" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$335** Title: **Fee Simple** Zoning: **C-C2**
 Fee Freq:

Monthly

Legal Desc: 202911426

Remarks

Pub Rmks: **Welcome to your dream home in Sage Hill! This stunning 2-bedroom, 2-bath condo offers modern living at its finest, nestled in a contemporary building just steps from a vibrant commercial plaza, fantastic restaurants, and convenient public transit. Designed with sophistication and comfort in mind, the open-concept layout is adorned with high-end finishes and bathed in natural light from expansive windows, creating a warm and inviting ambiance. The sleek kitchen is a chef's delight, featuring stainless steel appliances, quartz countertops, undermount sinks, and ample storage for all your culinary needs. Enjoy your morning coffee or evening unwind on the charming balcony, where you can take in scenic views and fresh air. This condo seamlessly blends style, comfort, and convenience, making it an exceptional place to call home. Don't miss this opportunity—schedule your viewing today!**

Inclusions: N/A
Property Listed By: Real Broker

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

