



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 SAGE HILL Walk #202, Calgary T3R 2H6**

MLS® #: **A2201174**

Area: **Sage Hill**

Listing Date: **03/11/25**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **502**  
Low Sqft:  
Ttl Sqft: **502**

DOM

**35**

Layout

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

Parking

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

Access:  
Lot Feat:  
Park Feat:

**Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Hot Water, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan**  
Int Feat: **Built-in Features**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`3" x 10`4"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>5`10" x 18`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 15`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$256		Fee Simple	MC-2
		Fee Freq:	
		Monthly	
Legal Desc:	20242025		Remarks
Pub Rmks:	The Carr 2 is a 1-bedroom, 1-bath, offering 502 sq. ft. of thoughtfully designed living space. Features include underground titled parking, stainless steel appliances, air conditioning, and an upgraded kitchen equipped with quartz countertops, a full-height stylish backsplash, and soft-close cabinetry. The unit boasts 9-foot ceilings, extra-large double-pane windows, and 8-foot-wide patio doors that provide abundant natural light. In-suite laundry adds convenience. Available for possession within 30 days, this home is ideally situated near walking trails, shopping centers, and Stoney Trail, ensuring easy access throughout the city. It also comes with a 5-year Alberta New Home Warranty for stress-free ownership.		
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



