



THE
A-TEAM

**RE/MAX
FIRST**

24 SAGE HILL Terrace #121, Calgary T3R 0W5

MLS® #: **A2205268**

Area: **Sage Hill**

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

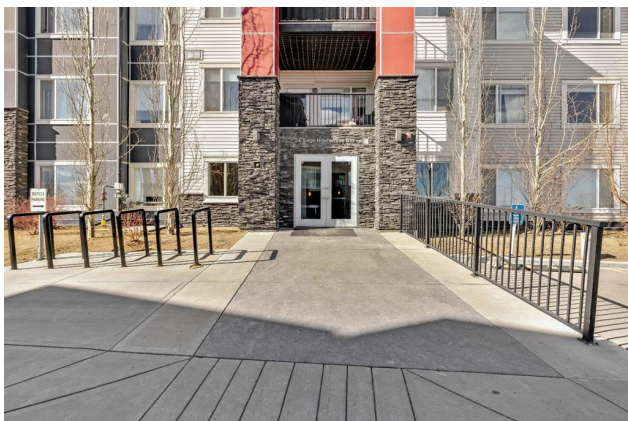
List Price: **\$334,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **800**
Low Sqft:
Ttl Sqft: **800**

DOM

11
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,Stall,Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,Quartz Counters,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	9`11" x 10`0"	Entrance	Main	3`8" x 5`3"
Living Room	Main	11`11" x 12`9"	Bedroom - Primary	Main	9`7" x 10`6"
Bedroom	Main	8`10" x 13`4"	Laundry	Main	2`10" x 3`2"
Storage	Main	4`11" x 5`11"	4pc Ensuite bath	Main	4`11" x 7`8"
4pc Bathroom	Main	4`11" x 7`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$525

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1711723

Remarks

Pub Rmks: **Welcome to this immaculate 2-bedroom, 2-bathroom in the heart of Sage Hill, where modern living meets unbeatable convenience. Conveniently located just steps from the stairwell, this unit offers easy access to your SECURED TITLED PARKING spot in the heated underground garage. Nestled on the ground floor and BACKING onto a beautiful RAVINE, this condo offers serene views and DIRECT ACCESS to walking paths, perfect for nature lovers. Step inside to soaring 9-FOOT ceilings that enhance the spacious, open floor plan, creating a bright and airy atmosphere throughout. Inside, the functional kitchen features stainless steel appliances, quartz countertops, and a peninsula island, perfect for both cooking and entertaining. The primary bedroom boasts a peaceful view of the ravine, a walk-in closet, and an ensuite bathroom for your comfort and privacy. Enjoy a spacious secondary bedroom with a closet, plus a second full bathroom nearby for added convenience. With en-suite laundry and BUILT-IN STORAGE, this property is perfect for a growing family or those looking to downsize without compromising on style. The PRIVATE PATIO extends your living space outdoors, ideal for morning coffee, weekend barbecues, or evening strolls. Don't miss out—schedule a viewing today and envision yourself calling this place home!**

Inclusions: N/A
Property Listed By: eXp Realty

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



