



THE
A-TEAM

**RE/MAX
FIRST**

30 SAGE HILL Walk #105, Calgary T3R 2A9

MLS® #: **A2206314**

Area: **Sage Hill**

Listing Date: **04/04/25**

List Price: **\$329,900**

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:

Finished Floor Area

Abv Sqft: **584**
Low Sqft:
Ttl Sqft: **584**

DOM

17
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Guest,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave Hood Fan,Wall/Window Air Conditioner**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$303		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	2311149				

Remarks

Pub Rmks:	Discover stylish and convenient living in the heart of Sage Hill! This like-new, never-before-listed 2-bedroom, 1-bathroom condo. It offers a perfect blend of modern finishes and everyday functionality. Built in 2023, this unit features quartz countertops, stainless steel appliances, and in-suite laundry, Parking Stall and storage unit making it an excellent choice for homeowners and investors alike. Enjoy year-round comfort with air conditioning, and step outside to your large balcony, perfect for morning coffee or evening relaxation. The unit comes with one titled surface parking stall, providing easy access to your home. Located in one of Calgary's most sought-after communities, you're just minutes from shopping, dining, parks, and major roadways like Stoney Trail & Shaganappi Trail, ensuring seamless connectivity. Don't miss this opportunity—schedule your viewing today and experience the best of Sage Hill living!
Inclusions:	N/A
Property Listed By:	Century 21 Bamber Realty LTD.

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







