

A1042206 Active CDOM: 0 DOM: 0 LP:\$189,000.00 OP: \$189,000.00 PD:



Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Multi Level Unit
Year Built: 2015
LINC#: [0036803799](#)
Arch Style:
Possession: Immediate, Negotiable
Lot Dim:
Legal Pln: 1512319 **Blk:**
Land Use: CAL Zone N
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Board Approval

Area: Calgary
Zone: CAL Zone N
Community: Sage Hill
Ttl Beds: 1
F/H Bth: 1/1
LP/SF: \$289.19
Suite: No
Lot Size: SqFt
Lot: 161 **Condo:** Yes
Tax Amt/Yr: \$1,394.00/2019
Loc Imp Amt:
Front Exp:

Recent Change: 10/20/2020 : NEW

Public Remarks: Open House Saturday October 24, 2-4pm... If you've ever wanted to buy an amazing property below market value – this is the opportunity you've been waiting for! Come and check out this ultramodern and thoughtfully designed condominium, you'll be living right in the middle of the action and in close proximity to everything you need. Don't spend your time on yard work and maintenance! With this unit, you'll have all the freedom to pursue your dreams and expand your horizons. There will never be a better opportunity for you to own your first home in such a peaceful and growing community with all the local amenities one could ask for. NOTE: Seller wants this property sold and they are offering it at a great price to any buyer who is willing/able to act now! Why are you still staring at your screen?! Come check it out today! **FEATURES:** Open concept, Granite throughout, SS Appliances, 2 piece powder room off the kitchen convenient for guest, private balcony where you can BBQ or just chill out in your patio chair, very large master bedroom with a den area for multiple uses, laundry room with stackable washer/dryer, 4 piece en-suite bathroom, quick access to Stoney and Deerfoot trail and numerous walking paths in the area, all the shopping you need with Sage Hill Quarter, Beacon Hill and Creekside close by as well as the farmers market, secure underground bike storage, heated underground parking, plenty of street parking for visitors and company.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Total AG:	61	Mtr2	654	SqFt
Baths:	1	0	0	0	0	Bed Abv:	1				
EnSt Bth:	0	0	1	0	0	Rms Abv:	4				

Property Information

Basement:
Heating: In Floor
Construction: Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Dog Run, Playground
Roof Type: Flat
Parking: Titled, Heated Garage, Underground
Features: Elevator, No Animal Home, No Smoking Home, Walk-In Closet(s)
Comm Feature: Park, Playground, Sidewalks, Shopping Nearby
Lot Features: Lawn, Street Lighting, Paved
Appliances: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Other Equip: None
Goods Exclude: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Lndry Feat: In Unit
Cooling: None
Fireplaces: 0
Flooring: Carpet, Ceramic Tile, Laminate
Fencing: None
Balcony: Balcony(s)

Condo Information

Condo Name: Viridian
Condo Type: Conventional
Mgmt Co/Ph: 403-454-3050
Prk Plan Type: Titled
Legal Desc: 1512319/161
Legal Park: 1512319/211
Legal Stor:
Total Units:
Fee Includes: Caretaker, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Post Tension: No
Prk Stall #:
Storage Type: In Unit
Locker #:
Registrd Size: 62.6/673.82


Condo Fee: \$327/Monthly
HOA:
Floor #: 2
Total Floors: 4
Common Walls: 2+ Common Walls
Unit Exposure: NE
Unit Factor: 23
Prk Unit Factor: 1

Reg Size Incl: Interior Above Grade
Assoc Amen: Elevator(s), Parking, Snow Removal

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	9`8" x 8`8"	Living	Main	17`5" x 11`0"
Foyer	Main	3`10" x 3`10"	Laundry	Main	5`9" x 3`0"
Balcony	Main	9`6" x 8`4"	Mstr Bed	Main	18`9" x 11`3"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** 403-809-9386
List Firm: [RE/MAX REALTY PROFESSIONALS](#) **Phone:** 403-259-4141
Appt: Book through ShowingTime App
Showing Contact: Mike Abou Daher **Phone:** 403-809-9386
Comm: 3.5% on \$100K & 1.5% on BOSP **List Date:** 10/20/2020
LB Type: SentiLock **Expiry Dt:** 04/20/2021
LB Information: Lockbox is located on the door to the unit. There is a CREB access lock box **With Dt:**
on the register in the lobby as you enter the building.
Owner Name: Stevenson **Ownership:** Private
Occupancy: Vacant **Occupant Nm:**
Exclusion: No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A1042206](#)

Status: Active

DOM: 0

List Office: RE/MAX REALTY PROFESSIONALS

[8 Sage Hill Terrace NW # 216 Calgary, AB T3R 0W5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$189,000.00	New Listing	\$189,000	New Listing	10/20/2020

List ID: [A1024439](#)

Status: Terminated **DOM:** 53

List Office: CIR REALTY

[8 Sage Hill Terrace # 216 Calgary, AB T3R 0W5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$198,000.00	Terminated		A -> T	10/12/2020
\$198,000.00	Price Decrease			10/05/2020
\$204,900.00	Price Decrease			09/17/2020
\$209,000.00	New Listing	\$209,000	New Listing	08/20/2020