

8 Sage Hill Terrace NW # 213 Calgary, AB T3R 0W5

Residential
Incomplete [A1124318](#)

DOM: 0
CDOM: 0
LP: \$250,000.00
OP: \$0.00



Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Multi Level Unit
Year Built: 2015
LINC#: [0036803914](#)
Arch Style: Low-Rise(1-4)
Possession: Immediate, Negotiable
Lot Dim:
Legal Desc: 1512319;173
Legal Pln: 1512319 **Blk:**
Lot Size: SqFt
Condo: Yes
City: Calgary
District: CAL Zone N
Subdivision: Sage Hill
Ttl Beds: 2
F/H Bth: 2/0
LP/SF: \$303.11
Suite: No
Zoning: M-1 d100
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Board Approval
Tax Amt/Yr: \$1,625.00/2021
Loc Imp Amt:
Front Exp: SW

Public Remarks: If you've ever wanted to buy an amazing property – 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, private corner balcony where you can BBQ or just chill out in your patio chair with great views, upgraded backsplash and hardwood laminate throughout, 9ft ceilings, SW facing with tons of natural light, large windows, laundry room with stackable washer/dryer, 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

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Main: 0	Mtr2	0	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 6	Upper: 0	Mtr2	0	SqFt
	0	0	1	0	0		Blw Grade: 0	Mtr2	0	SqFt
							Total AG: 77	Mtr2	825	SqFt

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 **Total:** 1
Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Shopping Nearby
Lot Features: Lawn, Street Lighting, Paved
Appliances: Dryer, Electric Stove, Microwave, Refrigerator, Washer
Other Equip: None
Lndry Feat: In Unit
Cooling: None
Fireplaces: 0
Flooring: Ceramic Tile, Laminate
Fencing:
Balcony: Balcony(s)

Condo Information

Condo Name: Viridian
Condo Type: Conventional
Mgmt Co/Ph: 4034543050
Prk Plan Type: Titled
Legal Desc: 1512319/1512319
Legal Park: 1512319/13
Legal Stor:
of 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 #: 13
Storage Type: In Unit
Locker #:
Registrd Size:
Condo Fee: \$424/Monthly
HOA:
Floor #: 2
Total Floors: 3
Common Walls: 2+ Common Walls
Unit Exposure: SW
Unit Factor: 30
Prk Unit Factor: 13
Reg Size Incl:
Assoc Amen: Elevator(s), Parking, Snow Removal


Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	11`3" x 9`7"	Living	Main	12`2" x 10`8"
Foyer	Main	9`3" x 6`2"	Dining	Main	8`0" x 8`0"
Laundry	Main	3`3" x 3`0"	Balcony	Main	10`0" x 9`6"
Primary Bed	Main	11`8" x 9`2"	Bedrm	Main	11`0" x 9`0"
4pc Bathroom	Main	7`4" x 5`0"	4pc Ensuite bath	Main	7`6" x 5`0"

Agent & Office Information

List REALTOR®:

Phone: 587-333-6400

[Mike Abou Daher](#)  team@mikeaboudaher.com

List Firm:

[RE/MAX REALTY PROFESSIONALS](#)

Phone: 403-259-4141

Firm Address:

#10, 6020 - 1A STREET S.W., CALGARY, T2H 0G3

Appt:

ShowingTime

Showing Contact:

Mike Abou Daher 403-809-9386

List Date: 06/26/2021

Comm:

3.5% on \$100K & 1.5% on BOSP

Expiry Dt: 10/26/2021

LB Type/Info:

SentriLock/Front door of unit

With Dt:

Owner Name:

Henry

Ownership: Private

Occupancy:

Vacant

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

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Status: Incomplete DOM: 0

List Office: RE/MAX REALTY PROFESSIONALS

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