



**\$399,999**

## **62 BALSAM ST B207, WATERLOO, ON N2L 3H2, CANADA**

<https://www.gtarealestates.com>

Welcome to Sage 3 Unit B207 a stylish and meticulously maintained 1+1 bedroom, 1.5-bath condo located in the heart of Waterloo's thriving university district. Perfect for both end-users and investors, this 777 sq. ft. furnished suite offers modern open-concept living with granite countertops, stainless steel appliances, and ample kitchen storage. The spacious den provides flexibility...

- 2 beds
- 2 baths
- Single Family
- Single Family
- 700 - 799 sq ft



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## Rooms & Units Descr

**UnitNumber:** B207

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## Location Details

**City:** Waterloo

**Province:** Ontario

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## Property Features

**CommunityFeatures:** Pets not Allowed,School Bus

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Heating:** Forced air

**CoolingYN:** True

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** UNION CAPITAL REALTY

**Office ID:** 285351

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details



**Heating:** Forced air

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Pets not Allowed, School Bus

**Cooling:** Central air conditioning

