

\$434,900 - 112, 30 Sage Hill Walk Nw, Calgary

MLS® #A2189675

\$434,900

2 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY April 5th, 12-2pm.

\$15k price reduction! WHY ARE YOU
PAYING WAY MORE FOR BRAND NEW?

This basically is but without the cost or GST...

ARGUABLY THE BEST LOCATION in
COMPLEX!! This immaculate condo built by
award winning Logel homes is under the
Alberta New Homes Warranty, Only ever
delicately lived in for a few months and in
pristine condition, offers incredible value. With
just under 1,000 sq ft of beautifully designed
living space, this open-layout condo provides
modern comfort, privacy, and SERENE
VIEWS, making it the perfect place to call
home. Key Features:

Exceptional Location: This end unit backs
directly onto a serene nature reserve,
providing beautiful, peaceful views. One of the
best features of this condo is the ability to
access the outdoors directly without needing
to go through the common entrance, offering
added convenience and privacy. LET YOUR
PET OUT AT NIGHT WITHOUT HAVING TO
WALK TO COMMON AREA EXIT .Spacious
& Functional Layout: The open concept design
features two generously sized bedrooms and
two full baths, making it ideal for comfortable
living. Whether youâ€™re relaxing or
entertaining, the space flows effortlessly and is
filled with natural light.

Modern Upgrades Throughout: Enjoy the
luxury of quartz countertops in the kitchen and
bathrooms, upgraded FRIDGE &
WASHER/DRYER, and the comfort of air



conditioning for those warm summer days.

Additional Perks: The condo includes a separate storage space and one titled underground parking spot for added convenience and security.

Prime Location: Just minutes from a variety of shopping options including Costco, Canadian Tire, Walmart Supercentre, Dollarama, and T&T Supercentre. Everything you need is just a short drive away!

A Perfect Blend of Nature and Convenience

This condo offers the best of both worlds—modern amenities and peaceful, scenic views. Don’t miss this opportunity to own a like-new, upgraded condo at a price that can’t be beat!

Built in 2023

Essential Information

MLS® #	A2189675
Price	\$434,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	112, 30 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 2A9

Amenities

Amenities	Elevator(s), Parking, Park, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Electric Cooktop, Electric Oven, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	5

Exterior

Exterior Features	Balcony, Private Entrance
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	January 23rd, 2025
Days on Market	85
Zoning	DC

Listing Details

Listing Office	KIC Realty
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