$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 worldsâ€"modern amenities and peaceful, scenic views. Donâ€™t miss this opportunity to own a like-new, upgraded condo at a price that canâ€™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), Park, Parking, 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, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner
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	74
Zoning	DC

Listing Details

Listing Office	KIC Realty