

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

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Window Coverings, Wall/Window Air Conditioner, 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	Wood Frame, Vinyl Siding

Additional Information

Date Listed	January 23rd, 2025
Days on Market	70
Zoning	DC

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.