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GRASSROOTS
REALTY GROUP

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2212, 430 Sage Hill Road NW
Calgary, Alberta

MLS # A2216527

$279,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	536 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	2	**Baths:**	1
Garage:	Paved, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 302
Basement:	-	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	MC!
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	N/A

This home showcases a modern designer exterior with premium, hail-resistant, and sound-dampening fibre cement siding. Inside, enjoy 9' knockdown ceilings and luxury vinyl plank flooring throughout. The kitchen features maple dovetail cabinet boxes with soft-close doors and drawers, quartz countertops, a full-height backsplash, and stainless steel appliances including a fridge, smooth-top self-cleaning range, and over-the-range microwave with hood fan. Quartz countertops continue in the bathrooms, and a stacked washer and dryer are included. The spacious balcony with a gas line is ideal for summer BBQs. Logel Homes in house designers have completed all of the upgrades for this unit. And you won’t be disappointed! Stop by the Sales Centre and see for yourself, you will be glad you did! Located near shopping, dining, major highways, and an extensive network of walking and bike paths, this exceptional property is also backed by Alberta New Home Warranty coverage, making it the perfect place to call home.