

**410, 30 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2222923**



**\$356,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Enjoy the perfect blend of privacy, views, and convenience in this thoughtfully designed 2-bedroom 2-full bathroom condo with only one shared wall. Step onto the spacious balcony and take in stunning skyline views &mdash; with future development across the street carefully planned to preserve your open sightlines. Ideally located within walking distance to scenic parks, natural pathways, and the vibrant Sage Hill shopping district, this home is surrounded by a variety of restaurants, fitness centers, and everyday essentials. Enjoy quick access to Walmart, Costco, Superstore, T&T Supermarket, and more &mdash; everything you need is just minutes away. A rare opportunity to own a peaceful yet connected retreat in one of Calgary's most desirable northwest communities.