

**105, 30 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2283752**



**\$259,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	587 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 303
<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Experience modern, convenient living in the vibrant community of Sage Hill. This beautiful 2-bedroom, 1-bathroom condo offers the perfect balance of contemporary style and everyday comfort. Built in 2023, the unit features sleek quartz countertops, stainless steel appliances, and in-suite laundry. With the added bonus of a Titled parking stall and a storage unit, it's an excellent option for both homeowners and investors. Enjoy year-round comfort with air conditioning, and step out onto your spacious balcony—ideal for morning coffee or unwinding in the evening. The home also includes a titled surface parking stall, providing easy and convenient access. Located in one of Calgary's most desirable neighborhoods, you'll be just minutes away from shopping, dining, parks, and major routes such as Stoney Trail and Shaganappi Trail, ensuring effortless connectivity throughout the city. Don't miss out on this fantastic opportunity—book your showing today and discover the best of Sage Hill living!