# REALTY ACES
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# GRASSROOTS
### REALTY GROUP

# 587-899-3773
justin@realtyaces.ca

## 110, 30 Sage Hill Walk NW
## Calgary, Alberta

## MLS # A2291313



# $359,900

| | |
|---|---|
| **Division:** | Sage Hill |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

| | | | |
|---|---|---|---|
| **Size:** | 701 sq.ft. | **Age:** | 2023 (3 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

| | |
|---|---|
| **Garage:** | Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

| | | | |
|---|---|---|---|
| **Heating:** | Baseboard | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 364 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Concrete, Vinyl Siding, Wood Frame | **Zoning:** | DC |
| **Foundation:** | - | **Utilities:** | - |

**Features:** Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** None

This bright and modern 2 bedroom, 2 full bathroom home offers a thoughtfully designed living space. Inside, you'll find a natural light-filled open layout featuring a sunny kitchen with sleek quartz countertops and stainless steel appliances that opens onto the living area with South balcony. The bedrooms are strategically positioned on opposite sides of the suite, offering enhanced privacy&mdash;ideal for roommates or guests. The primary bedroom boasts a luxurious 4-piece ensuite with dual sinks, adding a touch of spa-like indulgence to your daily routine. This home includes the added convenience of in-suite laundry and dedicated storage, making everyday living even more seamless. Step out onto the south-facing balcony to enjoy your morning coffee or unwind at sunset. Additional perks include large windows to bring in the natura light, secure underground parking with more storage, visitor parking and a well-maintained building with professional management. Just one block from two grocery stores, essential businesses and the new Starbucks, the location provides unbeatable convenience without sacrificing comfort. Whether you're a first-time buyer, downsizer or investor, this stylish unit is a standout opportunity in one of Calgary&rsquo;s most desirable NW neighborhoods.