

106, 70 Sage Hill Walk NW
Calgary, Alberta

MLS # A2311161



\$279,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	434 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 228
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

This rare 1-bedroom + 1 full bath unit is located on a brand new 2025-built condominium building. This unit is especially ideal for senior parents visiting or living independently — the first-floor location means no stairs to climb. Boasting a south-facing orientation with abundant natural light, the home features a spacious open-concept layout, central air conditioning, BLACKOUT BLINDS, and in-suite laundry. The highlight is the private south-facing patio — perfect for morning coffee or evening relaxation. Prime Location — Directly across the street from T&T Supermarket, with Walmart right next door and a bus stop at your doorstep. Beacon Hill Costco is less than 2 km away. Everything you need for daily living is within walking distance or a very short drive. Additional benefits include a titled underground parking — a rare feature for 1-bedroom units in this building, as most do not come with parking. The parking comes with a private locker located directly behind it, making it extremely convenient to store and access seasonal items such as tires, bicycles, and other belongings. Move-in ready and perfectly situated for convenience and comfort. Don't miss this exceptional opportunity!