

**205, 10 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2314980**



**\$349,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** na

Welcome to this stylish, upgraded two-bedroom, two-bathroom home designed for contemporary living. The spacious layout features 9-foot ceilings and premium luxury vinyl plank flooring throughout. At the heart of the home is a gourmet kitchen outfitted with quartz countertops, a chimney hood fan, stainless steel appliances, and soft-close cabinetry. Step out onto your private balcony, complete with a gas line perfect for BBQing and entertaining. This unit includes an independent fresh air intake system, convenient in-suite laundry, a titled underground parking stall, and an assigned storage locker. Boasting \$18,000 in premium builder upgrades above the standard "Jackson 2" floor plan, this property offers incredible value. Enjoy a five-minute walk to daily essentials, including grocery stores, cafes, restaurants, banks, and the T&T Supermarket. Truly a must-see!