

2311, 430 Sage Hill Road NW
Calgary, Alberta

MLS # A2337507



\$264,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	533 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

This brand-new 2-bedroom home, built by Logel Homes, comes with full Alberta New Home Warranty coverage and features a durable, hail-resistant, sound-dampening fiber cement exterior. The interior offers 9' knockdown ceilings, luxury vinyl plank flooring throughout the main living areas, and ceramic tile flooring in the bathroom. The kitchen includes maple dovetail cabinetry with soft-close doors and drawers, quartz countertops, a full-height ceramic tile backsplash, and a stainless steel appliance package including a front-control smooth-top self-cleaning range and over-the-range microwave with hood fan. The bathroom features quartz countertops, and a stacked washer and dryer are included.. The balcony includes a built-in gas line for your barbecue.