

**502, 30 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2190530**



## \$300,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	496 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 263
<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>	Quartz Counters		

<b>Inclusions:</b>	Blinds		
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Life at the Top! If you're looking for a modern and inviting one-bedroom, one-bathroom home, this top-floor suite is an exceptional choice. Boasting 9' knockdown ceilings and a spacious south-facing balcony with sleek glass railings, this unit is flooded with natural light, creating a bright and welcoming atmosphere. The interior is thoughtfully designed with quartz countertops in both the kitchen and bathroom. The bathroom also features gorgeous tile flooring, adding a touch of elegance to your daily routine. Luxury vinyl plank flooring flows seamlessly through the kitchen, entryway, and laundry area, combining style with durability. The kitchen comes fully equipped with premium Samsung stainless steel appliances, including a smooth cooktop range, refrigerator, dishwasher, and an over-the-range microwave with a hood fan. To top it off, the unit includes air conditioning and an in-suite side-by-side washer and dryer for ultimate comfort and convenience. Step outside to your titled surface parking stall, conveniently located just steps from the building entrance. Situated in the sought-after community of Sage Hill, you'll enjoy easy access to shopping centres, schools, parks, and the picturesque Symons Valley Nature Reserve. This is a home where modern living meets a vibrant neighbourhood!