

**109, 30 SAGE HILL Walk NW**  
**Calgary, Alberta**

**MLS # A2218375**



**\$249,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	434 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	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Direct Control (DC)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Discover modern living at its finest in the sought-after community of Sage Hill. **\*\*Exciting Investment Opportunity! \*\* Quick Possession \*\*** This spacious 435.21 square foot one-bedroom condo features a bathroom. An open-concept living and dining area with contemporary finishes creates a perfect entertaining or relaxing space. Inside, you will find a range of high-quality finishes, including quartz countertops in the kitchen and bathroom, modern shaker-style or high-pressure laminate slab-style cabinets, luxury vinyl plank floors in the kitchen, entry, bathroom, and laundry, and upgraded casing, door headers, and baseboards. The stainless steel Samsung kitchen appliances, including a smooth cooktop range, counter-depth fridge, dishwasher, and over-the-range microwave hood fan, add a touch of elegance and convenience to the living space. The unit also includes a heat-recovery-ventilator and in-suite side-by-side washer/dryer. This property offers one titled surface parking spot, and an additional storage locker providing ample space for all your belongings. Nestled in the heart of Sage Hill, you're just minutes away from major shopping centers, YYC International Airport, trendy restaurants, and parks. Sage Hill boasts scenic walking paths, abundant green spaces, and excellent access to major roads, including Stoney Trail and Shaganappi Trail, with convenient public transit options nearby. Don't miss this opportunity to own a beautiful home in one of Calgary's most desirable neighborhoods. Schedule your viewing today and experience the best of Sage Hill living!