

**103, 30 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2234045**



**\$429,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 917 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                       |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                     | <b>Condo Fee:</b> | \$ 475 |
| <b>Basement:</b>   | -                                                                                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                       | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                   |                   |        |

Welcome to this bright and spacious main-floor condo located at 30 Sage Hill Walk, nestled in one of Calgary's most desirable northwest communities. Thoughtfully designed with an open-concept layout, this home is perfect for those seeking modern comfort, convenience, and easy access to city amenities. As you step inside, you're greeted by a sleek, modern foyer that sets the tone for the rest of the home. Just off the entrance, you'll find an in-suite laundry area that blends function and style, making everyday living a breeze. The heart of the home is the expansive living space with CUSTOM MOLDINGS that flow seamlessly from the kitchen to the dining and living areas. The large kitchen is a standout feature, offering plenty of upgrades and storage, quality finishes, and a central island that's perfect for food prep, casual dining, or entertaining guests. Adjacent to the kitchen, the spacious dining area opens into a bright living room filled with natural light thanks to large windows and patio doors. Step outside to your private, oversized balcony — ideal for relaxing on warm days, enjoying your morning coffee, or hosting small gatherings. This outdoor space is a rare find in condo living and adds an extra layer of enjoyment to the home. The primary bedroom is generously sized and features a private 4-piece ensuite, offering a peaceful and private retreat at the end of the day. A second bedroom is conveniently located off the living room with its own pocket door access to the main bathroom, making it a perfect space for guests, a home office, or a hobby room. Additional highlights of this condo include built-in air conditioning for year-round comfort, two TITLED parking stalls (one underground and one above ground), an underground storage unit, and a modern, low-maintenance lifestyle. Situated just off Stoney Trail, this home offers quick and easy

access to major routes, shopping centers, restaurants, parks, and public transit. Whether you're a first-time homebuyer, investor, or looking to downsize without compromising on space or style, this Sage Hill condo delivers exceptional value in a fantastic location.