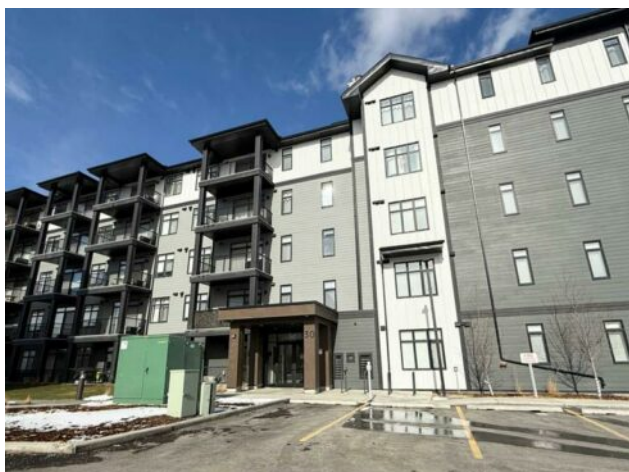


103, 30 Sage Hill Walk NW
Calgary, Alberta

MLS # A2208404



\$439,500

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 913 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 475 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Enjoy the luxury of TWO PARKING STALLS, including one underground—an exceptional feature! This elegant ground-floor, two-bedroom, two-bathroom condo blends European-inspired style with modern convenience. Neutral tones, custom picture molding, and luxury vinyl plank flooring create a timeless, inviting atmosphere. Step outside to walking paths, and access the underground parking with just one set of stairs—no need to take the elevator. The open-concept kitchen features an induction stove, undermount sinks, upgraded lighting, and a spacious island perfect for entertaining. Custom blinds and closet organizers add style and practicality. Step out onto the expansive balcony with a natural gas hookup for your BBQ—ideal for relaxing or hosting guests.