

# \$249,900 - 109, 30 Sage Hill Walk Nw, Calgary

MLS® #A2218375

**\$249,900**

1 Bedroom, 1.00 Bathroom, 434 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

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. Donâ€™t miss this opportunity to own a beautiful home in one of**



Calgaryâ€™s most desirable neighborhoods.  
Schedule your viewing today and experience  
the best of Sage Hill living!

Built in 2023

**Essential Information**

MLS® #	A2218375
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	434
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	109, 30 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A9

**Amenities**

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

**Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	95
Zoning	Direct Control (DC)

**Listing Details**

Listing Office	URBAN-REALTY.ca
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