



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

409, 70 Sage Hill Walk NW
Calgary, Alberta

MLS # A2214433



\$369,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

This top-floor unit offers ravine views and a bright, open living space with oversized windows and 9 ft ceilings. The upgraded kitchen features quartz countertops, a waterfall island, stylish backsplash, stainless steel appliances, upgraded sink and faucet. Enjoy luxury vinyl plank flooring throughout, tile in the bathroom, and the comfort of air conditioning. Additional highlights include titled underground heated parking and proximity to shopping and restaurants. Backed by the Alberta New Home Warranty.