



GRASSROOTS
REALTY GROUP

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103, 30 Sage Hill Walk NW
Calgary, Alberta

MLS # A2234045



\$429,900

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

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