



GRASSROOTS
REALTY GROUP

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113, 10 Sage Hill NW
Calgary, Alberta

MLS # A2239014



\$275,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 283
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this bright and modern 2 bed, 1 bath condo in the heart of Sage Hill. Built in 2021, this ground floor unit offers easy access, underground storage, a clean layout, and all the essentials - perfect for first-time buyers, downsizers, or anyone looking for a low maintenance space. You'll find an open concept living area, quartz counters, stainless steel appliances, and the comfort of central A/C for those hot summer days. Both bedrooms are a good size, and there's in-suite laundry for added convenience. The walk out patio makes it ideal if you have pets or just want that easy indoor-outdoor flow. One assigned parking stall is included, and the low condo fees make this a smart and affordable option. Close to shops, groceries, transit, and parks — this is a great opportunity to own in one of NW Calgary's most popular communities.