



**GRASSROOTS**  
REALTY GROUP

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106, 50 Sage Hill NW  
Calgary, Alberta

MLS # A2249709



**\$324,900**

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 298
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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Unit 106, 50 Sage Hill Walk NW | 588 sq. ft. | West-Facing Patio | Titled Parking + Storage. Welcome to Sage Hill Park, where modern living meets everyday convenience. This ground-floor 2-bedroom, 1-bathroom condo offers 588 sq. ft. of thoughtfully designed space with a bright open-concept layout. The west-facing exposure fills the home with natural light, while the highlight of this unit is the large private patio backing onto the scenic valley—the perfect spot to relax, entertain, or enjoy the evening sunset. The condo includes titled parking and an assigned storage locker, providing secure and practical solutions for urban living. Inside, you’ll find a modern kitchen with stainless steel appliances and plenty of cabinetry, a cozy living area, a full 4-piece bathroom, and in-suite laundry for added convenience. This unbeatable location places you within walking distance to everything you need: T&T Supermarket, Walmart, Co-op, Dollarama, Shoppers Drug Mart, Tim Hortons, McDonald’s, Edo Japan, Kinjo Sushi, Subway, State & Main, Browns Socialhouse, and more. Parks, fitness centres, and everyday services are also just minutes away, making this an ideal home for both comfort and lifestyle. Perfect for first-time buyers, downsizers, or investors, this condo offers the rare combination of privacy, modern design, and unbeatable access to nearby amenities.