



**GRASSROOTS**  
REALTY GROUP

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109, 30 Sage Hill Walk NW  
Calgary, Alberta

MLS # A2257633



**\$235,000**

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	432 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 242
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this brand-new, never-lived-in 1 bed, 1 bath main floor apartment perfectly located in the highly desirable community of Sage Hill NW, Calgary. With its oversized balcony overlooking a beautiful green space, this home offers the perfect combination of modern comfort, natural beauty, and unbeatable convenience. Step inside to discover a thoughtfully designed open-concept layout featuring high ceilings and luxury vinyl plank flooring that create a warm and inviting ambiance from the moment you enter. The upgraded kitchen is both stylish and functional, complete with stainless steel appliances, quartz countertops, and ample cabinetry &mdash; ideal for everyday living or entertaining guests. The spacious living room is filled with natural light from a large window and opens directly onto your private oversized balcony &mdash; the perfect spot for morning coffee or evening relaxation. Plus, with a BBQ gas line already installed, summer grilling has never been easier. Your bedroom is a cozy retreat with a large window offering abundant daylight, a walk-in closet, and convenient access to the full bathroom with a Jack & Jill door. Additional highlights include in-suite laundry, central air conditioning for year-round comfort, and a titled parking stall for your convenience. Located in the heart of Sage Hill, this home puts you just 1 minute away from T&T Supermarket, Walmart, Sobeys, Costco, McDonald's, schools, parks, playgrounds, walking paths, and offers easy access to major highways. Sage Hill is known for its scenic trails, abundant green spaces, and nearby nature reserve, creating a peaceful lifestyle with all the amenities right at your doorstep. This property is an excellent choice for first-time home buyers, students, downsizers, or investors seeking a move-in-ready home in a prime NW location. Don't miss your chance to own this stunning apartment

&mdash; book your private showing today!