



GRASSROOTS
REALTY GROUP

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115, 60 Sage Hill Walk NW
Calgary, Alberta

MLS # A2259454



\$289,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	533 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	Air Conditioner		

Welcome to this beautiful brand-new, modern condo in the community of Sage Hill. This 2 bedroom, 1 bathroom customized unit is ready to be enjoyed with over \$20,000 worth of upgrades. These include floor-to-ceiling soft-close cabinets, extra potlights, a kitchen island, Blanco Silgranite sink, larger bathroom vanity and ceramic tile floors, air conditioning, blackout blinds, and extra-wide luxury vinyl plank flooring. With a south-east exposure, enjoy bright & sunny mornings and afternoons from the large balcony with a gas line. This home also comes with in-suite laundry, a titled underground parking stall, and a storage locker. Built by a reputable and highly rated builder, Logel Homes, this condo is also backed by Alberta New Home Warranty coverage (still protected for materials/labour until November 18th, 2025). A noteworthy feature of this building is the premium exterior - hail-resistant, and sound-dampening fibre cement siding. Situated near tons of shopping & dining just steps away, major highways for easy accessibility, and backing onto the walking/bike pathways, this location offers the best of all worlds. This is a fantastic opportunity for first time home-buyers or investors, or anyone looking for a brand-new home that is move-in ready and full of upgrades.