



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1209, 430 Sage Hill Road NW  
Calgary, Alberta

MLS # A2260281



**\$259,900**

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		

Inclusions:	N/A
-------------	-----

Logel Homes is proud to present The Carr 2 – featuring stylish cabinets, quartz countertops, and a beautifully upgraded kitchen complete with a designer backsplash, premium sink, and faucet. This home combines elegance and functionality. Enjoy stainless steel appliances, luxury vinyl plank flooring throughout, and elegant tile in the bathroom. The open-concept design, highlighted by 9 ft. ceilings and large windows, creates a bright, welcoming space filled with natural light. With central A/C included, you’ll stay comfortable year-round. Built by Logel Homes, this community is thoughtfully located along the ravine, offering a peaceful setting while still being just minutes from shopping, with quick access to Stoney Trail and Crowchild Trail for getting around the city. Plus, you’ll appreciate no HOA fees, a low condo fee of approximately \$278/month, and flexible possession available in 30&ndash;45 days.