



**305, 30 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2266739

\$384,988



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 424
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	n/a		

This bright and modern 2 bedroom, 2 full bathroom home offers a thoughtfully designed living space. Inside, you'll find a natural light-filled open layout featuring a sunny kitchen with sleek quartz countertops and stainless steel appliances that opens onto the living area with South balcony. The bedrooms are strategically positioned on opposite sides of the suite, offering enhanced privacy—ideal for roommates or guests. The primary bedroom boasts a luxurious 5-piece ensuite with dual sinks, adding a touch of spa-like indulgence to your daily routine. This home includes the added convenience of in-suite laundry and dedicated storage, making everyday living even more seamless. Step out onto the south-facing balcony to enjoy your morning coffee or unwind at sunset. Additional perks include large windows to bring in the natural light, secure underground parking with more storage, visitor parking and a well-maintained building with professional management. Just one block from two grocery stores, essential businesses and the new Starbucks, the location provides unbeatable convenience without sacrificing comfort. Whether you're a first-time buyer, downsizer or investor, this stylish unit is a standout opportunity in one of Calgary's most desirable NW neighborhoods.