



GRASSROOTS
REALTY GROUP

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

216, 10 Sage Hill NW
Calgary, Alberta

MLS # A2275623

\$408,000



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,034 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Quartz Counters		

Inclusions:	None
-------------	------

Welcome to elevated condo living—where refined design, thoughtful upgrades, and everyday comfort come together seamlessly. This impeccably maintained end-unit residence is filled with natural light, framed by 9-foot ceilings and expansive south- and east-facing windows that create an airy, upscale atmosphere throughout. The upgraded kitchen is a true showpiece, featuring quartz countertops, extended 41-inch upper cabinetry, and a striking oversized island designed for both entertaining and effortless daily living. Luxury vinyl plank flooring flows throughout the home, connecting the generous dining area to a spacious living room that’s perfect for hosting or unwinding in style. Convenient in-suite laundry adds to the home’s functional appeal. The primary suite is a private retreat, offering a generous layout, an extra-large walk-in closet with custom organizer, and a spa-inspired 4-piece ensuite complete with a tiled shower and upgraded cabinetry. The second bedroom provides excellent flexibility, enhanced by a pocket door offering direct access to the main bathroom—ideal for guests or a home office setup. With over \$27,000 in builder upgrades, this home stands apart. Motorized zebra blinds (throughout, excluding the second bedroom) and builder-installed air conditioning deliver both comfort and convenience year-round. Step back and take in the open views, all while being moments from shops, dining, and everyday amenities in a vibrant, well-connected community. The offering is completed by one of the largest heated underground parking stalls in the building, paired with spacious storage—a rare and valuable combination. This is modern condo living done right. Thoughtfully upgraded, beautifully finished, and perfectly located—an exceptional opportunity to own a home that truly delivers on lifestyle and quality.