



**GRASSROOTS**  
REALTY GROUP

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1110, 430 Sage Hill Road NW  
Calgary, Alberta

MLS # A2278318



**\$409,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 541
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Atwood 3 is one of award-winning Logel Homes’s most sought-after floor plans. This home features underground heated titled parking along with additional storage for added convenience. The well-designed layout offers two spacious bedrooms, including a primary bedroom with a full ensuite, as well as a second four-piece bathroom. The upgraded kitchen is highlighted by a central island with a breakfast bar, quartz countertops, and a full-height backsplash, and is equipped with a stainless-steel refrigerator, a built-in wall oven, a cooktop, and a microwave hood fan. The kitchen flows seamlessly into the dining area and a generously sized living room, which opens onto an oversized balcony—ideal for both everyday living and entertaining. Located in the desirable Sage Hill community, residents can enjoy scenic natural ravines, convenient access to shopping, and easy connections to major freeways for seamless travel throughout the city. Condo fees include heat, water, and sewer, as well as common-area maintenance, professional management, and contributions to the reserve fund. The purchase price includes GST and is backed by the Alberta New Home Warranty for added peace of mind.