



**3209, 430 Sage Hill Road NW
Calgary, Alberta**

MLS # A2281506



\$229,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

The Carr 2 is a 1-bedroom, 1-bath, offering 503 sq. ft. of thoughtfully designed living space. Features include stainless steel appliances and an upgraded kitchen equipped with quartz countertops, a full-height stylish backsplash, and soft-close cabinetry. The unit boasts 9-foot ceilings, extra-large double-pane windows, and 8-foot-wide patio doors that provide abundant natural light. In-suite laundry adds convenience. This home is ideally situated near walking trails, shopping centers, and Stoney Trail, ensuring easy access throughout the city. It also comes with a 5-year Alberta New Home Warranty for stress-free ownership. Also included in the purchase price is complimentary consultation with Logel Homes designers and a \$10,000 credit towards any upgrades you may select.