



**403, 70 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2285532



\$438,998

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 468
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

NEW, NEVER OCCUPIED top floor Unit with the comfort of Air Conditioning, open living space, vinyl blank flooring throughout, white sleek cabinetry, quartz countertops, stainless steel appliances (3 door fridge, electric stove, dishwasher, microwave hood fan), and new blinds added to all the windows and the glass patio doors. The primary bedroom boasts a luxurious 5-piece ensuite with dual sinks and a walk-in closet. 2 titled underground parking stalls (number 358) and an underground private storage locker. The balcony with gas line for the barbecue provides perfect outdoor relaxation. Close to shopping stores (across the street from T & T Supermarket), restaurants and bus stop (at the East side of the building). Vacant for quick possession.