



**402, 50 Sage Hill NW
Calgary, Alberta**

MLS # A2288435



\$289,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 255
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Where modern style meets everyday ease. Welcome to Unit 402 at 50 Sage Hill Walk NW, a top floor residence in a beautifully finished 2024 building designed for light filled living and effortless comfort. Step inside and the open layout instantly feels bright and uplifting as natural light moves freely through the space and highlights the clean contemporary finishes. The kitchen is sleek and polished with stainless steel appliances, streamlined cabinetry, and a built in dishwasher that keeps everything looking seamless and functional. Luxury flooring flows throughout and leads to your spacious fourth floor balcony, an elevated spot for slow mornings, fresh air breaks, or relaxed evenings above the neighbourhood. Comfort is woven into the details with air conditioning, high quality finishes, a heat recovery ventilation system for enhanced indoor air quality, in suite laundry, a titled parking stall, and underground storage that adds real everyday practicality. Outside your door, Sage Hill blends city convenience with natural surroundings. Grocery stores, boutique cafés, local restaurants, fitness studios, and major shopping centres are all minutes away. Scenic parks, walking paths, and bike routes connect you to green space without leaving the community, while Stoney Trail, Shaganappi Trail, transit routes, and YYC International Airport are all close by for easy commuting and travel. Fresh. Connected. Effortless. A home that feels as good as its location.