



**104, 30 Sage Hill Walk  
Calgary, Alberta**

**MLS # A2299065**



**\$319,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	699 sq.ft.	<b>Age:</b>	2023 (3 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>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome Home! Walking into a 2-bedroom, 2 bathroom unit in Sage Hill Walk, you immediately notice a bright, contemporary space with an open-concept layout. These units are built with efficiency in mind, but they don't feel cramped thanks to 9-foot ceilings and large windows that bring in tons of natural light. It gives off that clean, modern vibe—perfect for young professionals, small families, or investors.

The heart of the unit is the open kitchen & living room combo, designed for both daily living and entertaining. Quartz countertops and sleek cabinetry, Stainless steel appliances, Central island with eating bar, Luxury vinyl plank flooring throughout! The large window in the Primary bedroom along with a 4-piece ensuite as well as a good size spare room with 4-piece bathroom as well makes this a pleasant and convenient place to call it home.