



**315, 10 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2301060



\$249,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 515 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Outside, Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 263 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: Bed in bedroom and dining table

Stylish one bedroom-condo, in a quiet, well-kept and well-run complex in Sage Hill. This unit is perfect for professionals, first-time buyers, investors, or those looking to downsize! Featuring 514.91 sq ft of thoughtfully designed living space, this home offers a functional layout with modern finishes throughout. As you enter the unit, you're welcomed by luxury vinyl plank flooring throughout. Near the entrance, there is a private full bathroom, a coat closet, and convenient in-suite laundry with Samsung washer and dryer. As you progress into the unit, you'll find the bedroom, complete with a good-sized closet and a decorative interior feature window that allows natural light to flow in from the main living area. The well-equipped kitchen features white Shaker-style cabinetry, quartz countertops, stainless steel appliances, and a stylish subway tile backsplash, opening seamlessly to the spacious living room to allow for flexible furniture layouts and comfortable everyday living. Double sliding doors lead to the generously sized covered balcony, complete with aluminum railings, privacy glass, and a gas hook-up for your barbeque—perfect for enjoying outdoor space with both privacy and functionality. This unit includes one assigned outdoor parking stall conveniently located in front of the building, as well as an assigned storage locker located in the parkade. The dining table and bed in bedroom are included with the sale, adding extra value and convenience. Ideally situated close to shopping, amenities, transit, walking paths, and parks, with easy access to Stoney Trail and Shaganappi Trail. Pets are allowed with board approval.