



**501, 30 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2147775



\$469,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	989 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Welcome to this fully upgraded, top floor, CORNER unit condo in the desirable and convenient location of Sage Hill. Built by Logel Homes, Calgary's Multi-Family Builder of the Year for the past four years, this bright and spacious, DOUBLE ENSUITE 2 bed/2 bath unit has exquisite finishings. There is over \$37,000 in upgrades, including luxury bathrooms with upgraded tile, shower, and sinks, extended kitchen island, custom door and cabinet handles, upgraded stove and laundry appliances, AND in unit A/C. You will have all the space you need for your COSTCO runs as there is tons of cabinet space in the Kitchen and a full size pantry. The large balcony also provides extra space with unobstructed views to the East. If that's not enough, the unit also comes with it's own storage unit to store your larger items like tires and bikes, as well as a tandem underground parking stall which can fit two cars easily. This unit is conveniently located within walking distance to all the major shops in Sage Hill, including TnT Supermarket, Wal-Mart, Dollarama, and much more. Call your favourite REALTOR today to book your private viewing of this beautiful unit!