



**402, 30 Sage Hill Walk NW  
Calgary, Alberta**

**MLS # A2149363**



**\$290,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Storage		

**Inclusions:** None

Hey first-time homebuyers or savvy investors! This condo in the NW neighbourhood of Sage Hill is just what you're looking for. Built by the award-winning Logel Homes, this super cute 1 bed / 1 bath unit has never been lived in. With 9' ceilings, air conditioning(!), and stylish LVP flooring throughout, it has all the modern touches. The kitchen has everything you need with quartz counters, stainless steel appliances, and sleek white cabinets, including a pantry! The bright living area opens to a large balcony &ndash; a great spot to BBQ. You'll also love the in-suite laundry, assigned storage locker and titled outdoor parking stall that's close to the building entrance. Sage Hill Shopping Plaza is just steps away. Plus, with quick access to Stoney Trail and Shaganappi Trail, getting around is easy. New phases are priced at \$20K+ more. Save money and move in now!