



**GRASSROOTS**  
REALTY GROUP

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**112, 30 Sage Hill Walk NW  
Calgary, Alberta**

**MLS # A2189675**

**\$449,900**



<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<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>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric Fireplace		

**OPEN HOUSE SAT FEB 22th, 1-3pm \*\* BEST LOCATION in COMPLEX!!** This immaculate condo built by award winning Logel homes is under the Alberta New Homes Warranty, Only ever delicately lived in for a few months and in pristine condition, offers incredible value. With just under 1,000 sq ft of beautifully designed living space, this open-layout condo provides modern comfort, privacy, and SERENE VIEWS, making it the perfect place to call home. Key Features: Exceptional Location: This end unit backs directly onto a serene nature reserve, providing beautiful, peaceful views. One of the best features of this condo is the ability to access the outdoors directly without needing to go through the common entrance, offering added convenience and privacy. LET YOUR PET OUT AT NIGHT WITHOUT HAVING TO WALK TO COMMON AREA EXIT .Spacious & Functional Layout: The open concept design features two generously sized bedrooms and two full baths, making it ideal for comfortable living. Whether you’re relaxing or entertaining, the space flows effortlessly and is filled with natural light. Modern Upgrades Throughout: Enjoy the luxury of quartz countertops in the kitchen and bathrooms, upgraded FRIDGE & WASHER/DRYER, and the comfort of air conditioning for those warm summer days. Additional Perks: The condo includes a separate storage space and one titled underground parking spot for added convenience and security. Prime Location: Just minutes from a variety of shopping options including Costco, Canadian Tire, Walmart Supercentre, Dollarama, and T&T Supercentre. Everything you need is just a short drive away! A Perfect Blend of Nature and Convenience This condo offers the best of both worlds—modern amenities and peaceful, scenic views. Don’t miss this opportunity to own a like-new, upgraded condo

at a price that can't be beat!