



**204, 60 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2192456



\$380,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	697 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Asphalt	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Location! Location! Location! Welcome to this Brand New, NEVER-LIVED-IN unit (Findlay 2 floor plan built by Logel Homes). Still under WARRANTY by DEVELOPER, guaranteeing repairs or replacements for any defects in construction or materials. This 2-bedroom, 2-bath condo features with multiple upgrades which valued over \$13K: the installation of an AC unit, upgrading of bedrooms’ and bathrooms’ flooring, a beautiful bathroom upgrade and more. With its 9-foot ceilings and full-height glass patio door that extends from top-to-bottom, this home is bathed in natural light, creating a bright and inviting living space. A balcony with amazing view which is ideal for evening barbecues. The condo also comes with an assigned underground heated parking with additional storage locker. This home combines comfort and convenience. It is located just next to TNT Supermarket and within walking distance to all the major shops in Sage Hill, including Walmart, Dollarama, and much more. Don’t miss this opportunity to own a piece of Sage Hill's finest living!