

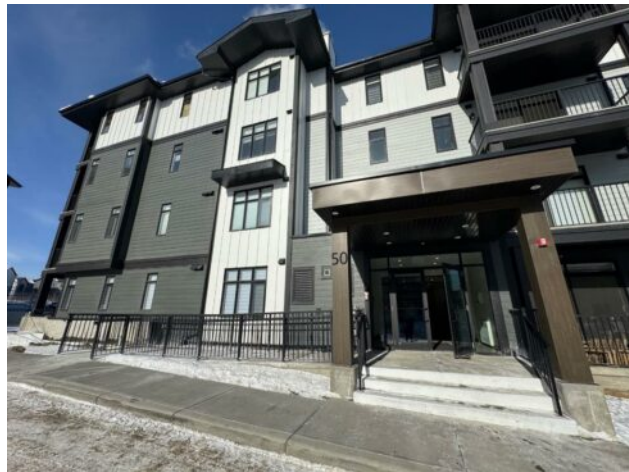


GRASSROOTS
REALTY GROUP

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202, 50 Sage Hill Walk
Calgary, Alberta

MLS # A2196554



\$262,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	501 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 255
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Stone Counters		

Inclusions: none

Embrace Contemporary Living in Sage Hill! Step into modern comfort with this beautifully designed one-bedroom condo which has never been occupied, in the vibrant and sought-after community of Sage Hill. Immediate Possession Available! Spanning 500.82 sq. ft., this thoughtfully laid-out unit features an open-concept design, creating a seamless flow between the living and dining areas—perfect for unwinding or hosting guests. Inside this air conditioned home, you’ll find elegant, high-quality finishes, including quartz countertops in both the kitchen and bathroom, stylish shaker-style sleek high-pressure laminate cabinetry, and durable luxury vinyl plank flooring throughout the main living areas. The cozy bedroom is enhanced with soft carpeting, adding warmth and comfort. Additional upscale touches, such as door casings, baseboards, and headers, give the space a refined feel. The kitchen is equipped with top-tier Samsung stainless steel appliances, including a counter-depth refrigerator, smooth cooktop range, built-in dishwasher, and a microwave hood fan—balancing style and practicality. This home also includes a heat recovery ventilator for improved air quality and the convenience of in-suite laundry. For added functionality, this condo comes with a titled surface parking spot and an underground storage locker, providing ample space for your needs. Situated in the heart of Sage Hill, this prime location offers easy access to major shopping centres, dining hotspots, scenic parks, and walking paths. Enjoy seamless connectivity with Stoney Trail, Shaganappi Trail, and nearby public transit, while being just a short drive from YYC International Airport. Don’t miss this chance to own a stylish home in one of Calgary’s most desirable neighborhoods. Book your viewing today and experience the best of Sage Hill living!

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