



GRASSROOTS
REALTY GROUP

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204, 60 Sage Hill Walk NW
Calgary, Alberta

MLS # A2199644



\$369,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	694 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome to this New Built (2024) & Never Occupied Apartment, backing onto a walking path, featuring high ceilings, 2 Beds, 2 Baths, and a spacious open floorplan. This home offers modern finishes, including vinyl plank flooring and quartz countertops throughout. Step inside to an open-concept layout, seamlessly connecting the Living Room, Dining area and Kitchen. The Living Room is filled with natural light and provides access to a large Balcony with a gas hookup, perfect for outdoor enjoyment. The Kitchen boasts stainless steel Samsung appliances, quartz countertops, a center island with an eating bar, ample cabinetry, and a pantry for extra storage. The Primary Bedroom features a closet and a 3-piece Ensuite. The second good sized Bedroom has a cheater door to a full Bath, offering convenience and functionality. The Laundry unit is located in the pantry, completing the unit. Additional highlights include underground titled parking. This unit also features an HVAC system with air conditioning and baseboard heating. Conveniently located close to T&T, Walmart, and public transportation, with easy access to Shaganappi Trail and Stoney Trail. Don't miss out!