



GRASSROOTS
REALTY GROUP

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202, 70 Sage Hill Walk NW
Calgary, Alberta

MLS # A2201174



\$269,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: None

The Carr 2 is a 1-bedroom, 1-bath, offering 502 sq. ft. of thoughtfully designed living space. Features include underground titled parking, stainless steel appliances, air conditioning, and an upgraded kitchen equipped with quartz countertops, a full-height stylish backsplash, and soft-close cabinetry. The unit boasts 9-foot ceilings, extra-large double-pane windows, and 8-foot-wide patio doors that provide abundant natural light. In-suite laundry adds convenience. Available for possession within 30 days, this home is ideally situated near walking trails, shopping centers, and Stoney Trail, ensuring easy access throughout the city. It also comes with a 5-year Alberta New Home Warranty for stress-free ownership.