



GRASSROOTS
REALTY GROUP

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103, 30 Sage Hill Walk NW
Calgary, Alberta

MLS # A2208404



\$439,500

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	913 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Enjoy the luxury of TWO PARKING STALLS, including one underground—an exceptional feature! This elegant ground-floor, two-bedroom, two-bathroom condo blends European-inspired style with modern convenience. Neutral tones, custom picture molding, and luxury vinyl plank flooring create a timeless, inviting atmosphere. Step outside to walking paths, and access the underground parking with just one set of stairs—no need to take the elevator. The open-concept kitchen features an induction stove, undermount sinks, upgraded lighting, and a spacious island perfect for entertaining. Custom blinds and closet organizers add style and practicality. Step out onto the expansive balcony with a natural gas hookup for your BBQ—ideal for relaxing or hosting guests.