

412, 30 Sage Hill NW
Calgary, Alberta

MLS # A2183953



\$468,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	958 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	Street Lighting, Views		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Asphalt	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

OVER \$37,000 UPGRADES | CORNER UNIT WITH NATURE RESERVE VIEW | 2 CAR UNDERGROUND HEATED PARKING
 Welcome to Logel Homes 30 Sage Hill Walk. Sage Hill boasts scenic walking paths, abundant green spaces, and excellent access to major roads. This 9' ceilings and air conditioning modern 2 bedrooms, 2 bathrooms home has been beautifully upgraded and exudes executive condo living at its finest. Luxury vinyl plank flooring sweeps across the entire floor including the bedrooms. The primary bedroom features a spacious 4-piece ensuite bathroom with a quartz double vanity & glass shower. The sleek, gourmet kitchen comes equipped with high-end stainless steel appliances, a built-in oven and microwave, granite countertops, plenty of cabinetry, and a large island. In-suite laundry with room for additional storage. Outside, you'll love your private 150 sqft balcony with a gas line for the BBQ, which backs directly onto a serene nature reserve, providing beautiful and peaceful views. This unit also provides designated TANDEM parking(#433) in its heated underground parkade and a large storage locker(#3412). Located just seconds away from T&T, Walmart, Sobeys, Costco, Mcdonald's, schools, parks, playgrounds, and walking paths. Immediate possession is available. You don't want to miss the opportunity to make this condo yours.