

# \$434,900 - 112, 30 Sage Hill Walk Nw, Calgary

MLS® #A2189675

**\$434,900**

2 Bedroom, 2.00 Bathroom, 957 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE SATURDAY April 5th, 12-2pm.

\$15k price reduction! WHY ARE YOU  
PAYING WAY MORE FOR BRAND NEW?

This basically is but without the cost or GST...  
ARGUABLY THE BEST LOCATION in  
COMPLEX!! This immaculate condo built by  
award winning Logel homes is under the  
Alberta New Homes Warranty, Only ever  
delicately lived in for a few months and in  
pristine condition, offers incredible value. With  
just under 1,000 sq ft of beautifully designed  
living space, this open-layout condo provides  
modern comfort, privacy, and SERENE  
VIEWS, making it the perfect place to call  
home. Key Features:

Exceptional Location: This end unit backs  
directly onto a serene nature reserve,  
providing beautiful, peaceful views. One of the  
best features of this condo is the ability to  
access the outdoors directly without needing  
to go through the common entrance, offering  
added convenience and privacy. LET YOUR  
PET OUT AT NIGHT WITHOUT HAVING TO  
WALK TO COMMON AREA EXIT .Spacious  
& Functional Layout: The open concept design  
features two generously sized bedrooms and  
two full baths, making it ideal for comfortable  
living. Whether youâ€™re relaxing or  
entertaining, the space flows effortlessly and is  
filled with natural light.

Modern Upgrades Throughout: Enjoy the  
luxury of quartz countertops in the kitchen and  
bathrooms, upgraded FRIDGE &  
WASHER/DRYER, and the comfort of air



conditioning for those warm summer days.

Additional Perks: The condo includes a separate storage space and one titled underground parking spot for added convenience and security.

Prime Location: Just minutes from a variety of shopping options including Costco, Canadian Tire, Walmart Supercentre, Dollarama, and T&T Supercentre. Everything you need is just a short drive away!

A Perfect Blend of Nature and Convenience

This condo offers the best of both worlds—modern amenities and peaceful, scenic views. Don’t miss this opportunity to own a like-new, upgraded condo at a price that can’t be beat!

Built in 2023

Essential Information

MLS® #	A2189675
Price	\$434,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	112, 30 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R 2A9

### Amenities

Amenities	Elevator(s), Parking, Park, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Electric Cooktop, Electric Oven, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	5

### Exterior

Exterior Features	Balcony, Private Entrance
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	85
Zoning	DC

### Listing Details

Listing Office	KIC Realty
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