# \$299,000 - 411, 70 Sage Hill Walk Nw, Calgary

MLS® #A2221300

#### \$299,000

1 Bedroom, 1.00 Bathroom, 438 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your brand new home! This never-lived-in one-bedroom, one-bath condo was just completed in 2025 and is covered by Alberta's New Home Warrantyâ€"up to 10 years for peace of mind, plus a full comprehensive builder warranty for the first year. Enjoy the benefits of a Top floor unit with large windows that flood the space with natural light. The stylish and upgraded LVP flooring runs throughout living and kitchen area, offering a sleek, modern look and easy maintenance. The gorgeous kitchen features granite countertops, ample cabinet space, and thoughtful designâ€"perfect for everyday cooking or entertaining guests. A separate HVAC system for each unit ensures always-fresh airâ€"a rare and valuable feature in condo living. This unit includes one underground titled parking stall and an assigned storage locker for your convenience. Located in an incredibly convenient areaâ€"walking distance to a shopping plaza with grocery stores including Walmart and T&T, plus restaurants, shops, the public library, and other essential services. Quick access to Shaganappi Trail and Stoney Trail makes commuting a breeze. Plus, you're right beside a scenic community green pathâ€"perfect for walking, biking, or relaxing outdoors. Don't miss this opportunity to own a modern, low-maintenance home in a prime location - Book you viewing today!







#### **Essential Information**

MLS® # A2221300 Price \$299,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 438
Acres 0.00
Year Built 2025

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 411, 70 Sage Hill Walk Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2H6

#### **Amenities**

Amenities Park, Snow Removal, Visitor Parking, Storage

Parking Spaces 1

Parking Stall, Titled, Underground

#### Interior

Interior Features Granite Counters, High Ceilings

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard

Cooling Sep. HVAC Units

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Wood Frame

### **Additional Information**

Date Listed May 19th, 2025

Days on Market 165 Zoning DC

## **Listing Details**

Listing Office TREC The Real Estate Company

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