



1208, 430 Sage Hill Road NW
Calgary, Alberta

MLS # A2287325



\$439,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,059 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 587 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | MC 1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Elevator, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: N/A

Experience modern living in this well-designed 2-bedroom, 2-bathroom second-floor corner unit in the sought-after Sage Walk community by Logel Homes. The open-concept layout includes upgraded cabinetry, quartz countertops, and stainless steel appliances. The primary suite features a tiled walk-in shower with a frameless glass door. Enjoy year-round comfort with Logel Homes' fresh air intake system and in-unit air conditioning. Additional features include 9-foot ceilings, tiled underground heated parking with storage, and an oversized balcony with a gas line—ideal for outdoor cooking. Conveniently located near shopping, dining, and major roadways. Schedule your private viewing today.