



**GRASSROOTS**  
REALTY GROUP

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1208, 430 Sage Hill Road NW  
Calgary, Alberta

MLS # A2318782



**\$429,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	MC 1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.