



**404, 50 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2321891



\$369,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	652 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 333
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully upgraded top floor 2-bedroom, 2-bathroom condo located on the 4th floor with stunning ravine views. Offering nearly 700 sq.ft. of bright interior living space plus a private 74 sq.ft. balcony, this smoke-free and pet-free home combines comfort, style, and convenience in one exceptional package. Designed with an open-concept layout and 9-foot ceilings, this carpet-free unit feels spacious and inviting from the moment you step inside. The upgraded kitchen takes center stage featuring raised upper cabinetry, bright white quartz countertops with a striking 2cm double-sided waterfall edge island, pendant lighting, a Silgranit black sink, and a convenient pull-out garbage system. The living room, kitchen, and main areas are enhanced with pot lights, creating a warm and modern atmosphere throughout. The thoughtful upgrades continue with air conditioning, blackout roller blinds in the primary bedroom, 1% solar screen roller blinds in the living room, a stylish barn door leading to the laundry room, and a transom window in the bedroom allowing for additional natural light. Both bathrooms showcase full-height ceramic tile, while the main bathroom features an upgraded 10mm barn-door style sliding glass shower enclosure. The primary bedroom also includes a ceiling fan for added comfort. Step outside onto your large private balcony complete with a natural gas line for BBQing while enjoying peaceful views of the surrounding ravine and countryside. This unit also includes a titled underground parking stall (#103) and assigned storage unit (#5404). Located in one of Calgary's most desirable communities, you'll enjoy quick access to shopping, restaurants, parks, and major routes including Stoney Trail and Shaganappi Trail for effortless commuting throughout the city. Don't miss this fantastic opportunity to own a move-in ready home

loaded with upgrades in an unbeatable location!