



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

315, 10 Sage Hill NW
Calgary, Alberta

MLS # A2329832



\$229,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	2021 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Bed in Bedroom and dining table

Stylish and bright 1-bedroom condo in a quiet, well-managed complex in sought-after Sage Hill, offering incredible value and an amazing opportunity that is often more affordable than renting! Perfect for professionals, first-time buyers, investors, or those looking to downsize, this beautifully designed unit offers 514.91 sq. ft. of efficient, modern living space with a smart and functional layout. You're welcomed by luxury vinyl plank flooring and a convenient entry area featuring a coat closet, a private full bathroom, and in-suite laundry with Samsung washer and dryer. The bedroom is thoughtfully designed with a great-sized closet and a charming interior feature window that fills the space with natural light from the main living area, creating a bright and open feel throughout. The stylish kitchen showcases white shaker cabinetry, quartz countertops, stainless steel appliances, and a subway tile backsplash, flowing seamlessly into the spacious living room—perfect for everyday living and flexible furniture setups. Step outside to a large covered balcony with aluminum railings, privacy glass, and a gas BBQ hookup, ideal for relaxing or entertaining. This unit also includes one assigned outdoor parking stall conveniently located right in front of the building, an assigned storage locker in the parkade, and added value with a bed and dining table included for a truly move-in-ready experience. Ideally located close to shopping, restaurants, transit, parks, and walking paths, with quick access to Stoney Trail and Shaganappi Trail, this is a fantastic opportunity you don't want to miss—pets are also allowed with board approval!