



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115, 40 Sage Hill NW
Calgary, Alberta

MLS # A2330577



\$327,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 365
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning move-in-ready apartment that perfectly blends sophisticated design with everyday functionality. This upgraded 2-bedroom, 2-full-bathroom home boasts an airy open-concept layout elevated by soaring 9-foot ceilings and expansive windows that flood the space with natural light. The gourmet kitchen is a chef's dream, featuring a massive central island, premium quartz countertops, stainless steel appliances, a built-in microwave, a dishwasher, and a powerful venting-out range hood. Stay perfectly comfortable year-round with central air conditioning for hot summer days and a fresh air circulation HVAC system. The primary bedroom features a private 4-piece ensuite, complemented by a second full 4-piece bath and convenient in-suite laundry. Step outside to your generous balcony, ideal for summer BBQs and entertaining. This unit includes 1 titled heated underground parking and a spacious assigned storage locker. Located in an unbeatable, highly walkable location, you are steps from Walmart, T&T Supermarket, and local restaurants. Costco, Home Depot, Canadian Tire, and Beacon Hill Shopping Centre are just a short drive away. With schools nearby and rapid access to Stoney Trail, Sarcree Trail, and Shaganappi Trail, it offers ultimate convenience. This home is a must-see!