



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2110, 430 Sage Hill NW  
Calgary, Alberta

MLS # A2341997



**\$419,900**

|           |                                                       |        |                  |
|-----------|-------------------------------------------------------|--------|------------------|
| Division: | Sage Hill                                             |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)                    |        |                  |
| Style:    | Apartment-Single Level Unit                           |        |                  |
| Size:     | 1,039 sq.ft.                                          | Age:   | 2026 (0 yrs old) |
| Beds:     | 2                                                     | Baths: | 2                |
| Garage:   | Garage Door Opener, Heated Garage, Stall, Underground |        |                  |
| Lot Size: | -                                                     |        |                  |
| Lot Feat: | -                                                     |        |                  |

|             |                                                                                                   |            |        |
|-------------|---------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Hot Water, Natural Gas                                                                            | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl Plank                                                                         | Sewer:     | -      |
| Roof:       | -                                                                                                 | Condo Fee: | \$ 541 |
| Basement:   | -                                                                                                 | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Concrete, Wood Frame                                                          | Zoning:    | MC-1   |
| Foundation: | -                                                                                                 | Utilities: | -      |
| Features:   | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: N/A

Logel Homes in Sage Walk Ravines presents the award-winning Atwood 3 model, featuring 2 bedrooms and 2 full bathrooms. The home offers quartz countertops, luxury vinyl plank and ceramic tile flooring, and a stainless-steel appliance package including a built-in wall oven, electric cooktop, chimney-style hood fan, built-in microwave, refrigerator, and washer and dryer. The kitchen features 42" high cabinets, a full-height ceramic tile backsplash, and an oversized island, creating a functional and stylish space. Additional features include 9-foot ceilings throughout, a spacious 143 sq. ft. patio off the living room, full Alberta New Home Warranty, a titled heated underground parking stall, and a separate storage space.

A well-appointed home with quality finishes, practical amenities, and modern design in Sage Walk Ravines.