

# \$299,000 - 411, 70 Sage Hill Walk Nw, Calgary

MLS® #A2221300

**\$299,000**

1 Bedroom, 1.00 Bathroom, 438 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your brand new home! This never-lived-in one-bedroom, one-bath condo was just completed in 2025 and is covered by Alberta's New Home Warranty up to 10 years for peace of mind, plus a full comprehensive builder warranty for the first year. Enjoy the benefits of a Top floor unit with large windows that flood the space with natural light. The stylish and upgraded LVP flooring runs throughout living and kitchen area, offering a sleek, modern look and easy maintenance. The gorgeous kitchen features granite countertops, ample cabinet space, and thoughtful design perfect for everyday cooking or entertaining guests. A separate HVAC system for each unit ensures always-fresh air a rare and valuable feature in condo living. This unit includes one underground titled parking stall and an assigned storage locker for your convenience. Located in an incredibly convenient area walking distance to a shopping plaza with grocery stores including Walmart and T&T, plus restaurants, shops, the public library, and other essential services. Quick access to Shaganappi Trail and Stoney Trail makes commuting a breeze. Plus, you're right beside a scenic community green path perfect for walking, biking, or relaxing outdoors. Don't miss this opportunity to own a modern, low-maintenance home in a prime location - Book your viewing today!

Built in 2025



## Essential Information

MLS® #	A2221300
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	438
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	411, 70 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2H6

## Amenities

Amenities	Snow Removal, Visitor Parking, Park, Storage
Parking Spaces	1
Parking	Stall, Titled, Underground

## Interior

Interior Features	Granite Counters, High Ceilings
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Sep. HVAC Units
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

## Additional Information

Date Listed	May 19th, 2025
Days on Market	117
Zoning	DC

## **Listing Details**

Listing Office	TREC The Real Estate Company
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