

# \$269,900 - 212, 70 Sage Hill Walk Nw, Calgary

MLS® #A2253773

**\$269,900**

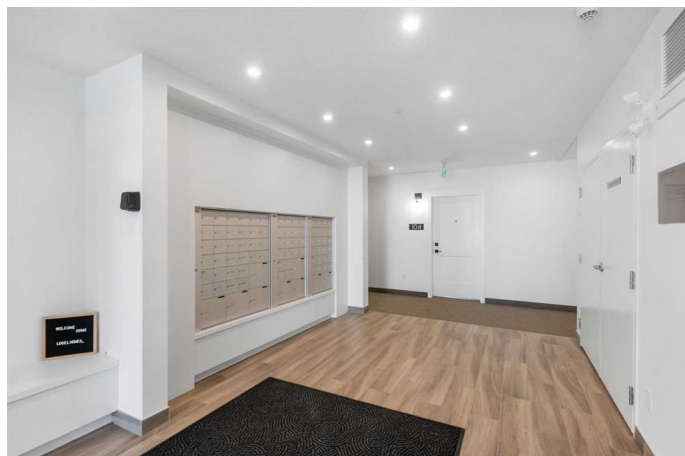
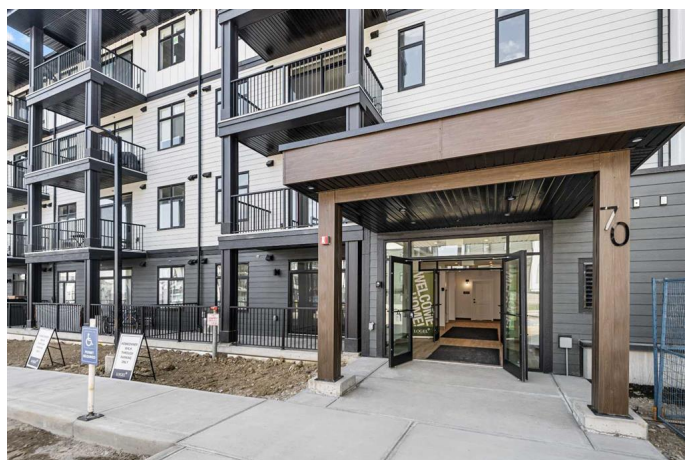
1 Bedroom, 1.00 Bathroom, 488 sqft

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 south-facing unit with large windows that flood the space with natural light. The stylish and upgraded LVP flooring runs throughout, 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 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® #         | A2253773          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 488               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 212, 70 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 2H6                   |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Park, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Stall                                        |

## 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    | September 3rd, 2025 |
| Days on Market | 10                  |
| Zoning         | DC                  |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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