

1208, 430 Sage Hill Road NW  
Calgary, Alberta

MLS # A2231973



## \$469,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,060 sq.ft.                       | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                           |                   |        |
|--------------------|---------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                           | <b>Condo Fee:</b> | \$ 587 |
| <b>Basement:</b>   | None                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame                                  | <b>Zoning:</b>    | MC 1   |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Elevator, No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** N/A

Experience modern living in this well-designed 2-bedroom, 2-bathroom second-floor corner unit in the sought-after Sage Walk community by Logel Homes. The open-concept layout includes upgraded cabinetry, quartz countertops, and stainless steel appliances. The primary suite features a tiled walk-in shower with a frameless glass door. Enjoy year-round comfort with Logel Homes' fresh air intake system and in-unit air conditioning. Additional features include 9-foot ceilings, tiled underground heated parking with storage, and an oversized balcony with a gas line—ideal for outdoor cooking. Conveniently located near shopping, dining, and major roadways. Schedule your private viewing today.