

# \$439,500 - 103, 30 Sage Hill Walk Nw, Calgary

MLS® #A2208404

## \$439,500

2 Bedroom, 2.00 Bathroom, 913 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Enjoy the luxury of TWO PARKING STALLS, including one undergroundâ€”an exceptional feature!

This elegant ground-floor, two-bedroom, two-bathroom condo blends European-inspired style with modern convenience. Neutral tones, custom picture molding, and luxury vinyl plank flooring create a timeless, inviting atmosphere. Step outside to walking paths, and access the underground parking with just one set of stairsâ€”no need to take the elevator. The open-concept kitchen features an induction stove, undermount sinks, upgraded lighting, and a spacious island perfect for entertaining. Custom blinds and closet organizers add style and practicality. Step out onto the expansive balcony with a natural gas hookup for your BBQâ€”ideal for relaxing or hosting guests.

Built in 2023



### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208404  |
| Price          | \$439,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 913       |
| Acres          | 0.00      |
| Year Built     | 2023      |

|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 103, 30 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R2A9                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Visitor Parking, Playground |
| Parking Spaces | 2   |
| Parking        | Parkade, Stall                                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan   |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | Central Air   |
| # of Stories      | 5   |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Roof              | Asphalt Shingle     |
| Construction      | Wood Frame          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 73              |
| Zoning         | DC              |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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