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

MLS® #A2221300

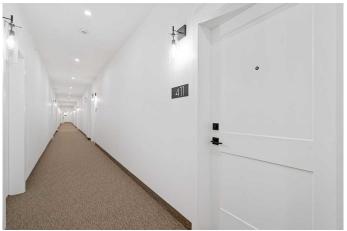
\$299,000

1 Bedroom, 1.00 Bathroom, 489 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 Warrantyâ€"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 designâ€"perfect for everyday cooking or entertaining guests. A separate HVAC system for each unit ensures always-fresh airâ€"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 areaâ€"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 pathâ€"perfect for walking, biking, or relaxing outdoors. Don't miss this opportunity to own a modern, low-maintenance home in a prime location - Book you viewing today!







Essential Information

MLS® # A2221300 Price \$299,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 489 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 Park, Snow Removal, Storage, Visitor Parking

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 51
Zoning DC

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.