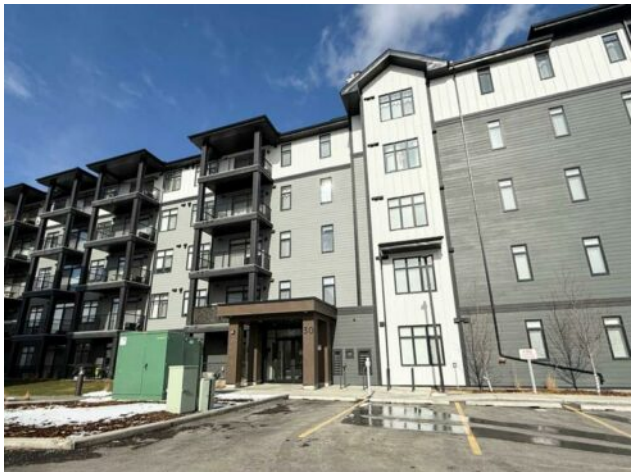



103, 30 Sage Hill Walk NW

Calgary, Alberta

MLS # A2208404



\$455,000



<b>Division:</b>	Sage Hill			
<b>Type:</b>	Residential/Low Rise (2-4 stories)			
<b>Style:</b>	Apartment-Single Level Unit			
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2023 (2 yrs old)	
<b>Beds:</b>	2	<b>Baths:</b>	2	
<b>Garage:</b>	Parkade, Stall			
<b>Lot Size:</b>	-			
<b>Lot Feat:</b>	-			
<b>Heating:</b>	Baseboard, Natural Gas		<b>Water:</b>	-
<b>Floors:</b>	Laminate		<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle		<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	-		<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame		<b>Zoning:</b>	DC
<b>Foundation:</b>	-		<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan			
<b>Inclusions:</b>	N/A			

Enjoy the luxury of TWO PARKING STALLS, including one underground—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 stairs—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 BBQ—ideal for relaxing or hosting guests.