

# \$399,900 - 111, 50 Sage Hill Walk Nw, Calgary

MLS® #A2205388

**\$399,900**

2 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Sage Hill Walk - The "unicorn" Casson model could be yours! This upgraded & move-in ready 2-bed, 2-bath condo in Sage Hill offers fabulous living space and TWO titled parking stalls. This home was thoughtfully designed with high-end finishes and has never been rented. Offering a spacious open-concept layout, you'll feel the love and care the moment you walk in. There is LVP flooring throughout the main living area and numerous builder upgrades including a spacious kitchen with upgraded 41" cabinetry, stunning quartz countertops with waterfall island and a sleek, black-gloss backsplash. The primary suite boasts a large walk-in closet and a dual vanity en-suite with an upgraded glass shower. The second bedroom is a good size with no funny angles to negotiate! The guest bath features an oversized vanity with extra counter space and storage. The sunny, 132 sq. ft. balcony features a gas line for a BBQ and offers the perfect balance of sunshine and shade, with only one shared neighbour for added privacy. Additional perks include 2 TITLED PARKING STALLS (both end stalls for added space—one is a heated underground spot with easy stair access to the unit, and the other is a conveniently located end-stall on the surface), large underground storage locker and full builder & Alberta New Home Warranty coverage. Located in a prime spot, this Logel building backs a ravine and walkways that connect to Sage Hill Crossing shopping center.



With quick access to Stoney Trail, major roadways, and endless shopping amenities and restaurants, this is a great opportunity to own a stylish, well-appointed condo in a fantastic community.

Don't miss out—book your showing today!

Built in 2024

### Essential Information

MLS® #	A2205388
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	826
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	111, 50 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E8

### Amenities

Amenities	Elevator(s), Secured Parking, Trash
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	High Ceilings, Kitchen Island
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	10
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Benchmark
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