

106, 50 Sage Hill NW
Calgary, Alberta

MLS # A2249709

\$324,900

		Division:		Sage Hill	
		Type:		Residential/Low Rise (2-4 stories)	
		Style:		Apartment-Single Level Unit	
		Size:		588 sq.ft.	Age: 2024 (1 yrs old)
		Beds:		2	Baths: 1
		Garage:		Underground	
		Lot Size:		-	
		Lot Feat:		-	
Heating:		Central		Water: -	
Floors:		Carpet, Vinyl		Sewer: -	
Roof:		-		Condo Fee: \$ 298	
Basement:		-		LLD: -	
Exterior:		Cement Fiber Board		Zoning: DC	
Foundation:		-		Utilities: -	
Features:		Kitchen Island			
Inclusions:		N/A			

Unit 106, 50 Sage Hill Walk NW | 588 sq. ft. | West-Facing Patio | Titled Parking + Storage. Welcome to Sage Hill Park, where modern living meets everyday convenience. This ground-floor 2-bedroom, 1-bathroom condo offers 588 sq. ft. of thoughtfully designed space with a bright open-concept layout. The west-facing exposure fills the home with natural light, while the highlight of this unit is the large private patio backing onto the scenic valley—the perfect spot to relax, entertain, or enjoy the evening sunset. The condo includes titled parking and an assigned storage locker, providing secure and practical solutions for urban living. Inside, you’ll find a modern kitchen with stainless steel appliances and plenty of cabinetry, a cozy living area, a full 4-piece bathroom, and in-suite laundry for added convenience. This unbeatable location places you within walking distance to everything you need: T&T Supermarket, Walmart, Co-op, Dollarama, Shoppers Drug Mart, Tim Hortons, McDonald’s, Edo Japan, Kinjo Sushi, Subway, State & Main, Browns Socialhouse, and more. Parks, fitness centres, and everyday services are also just minutes away, making this an ideal home for both comfort and lifestyle. Perfect for first-time buyers, downsizers, or investors, this condo offers the rare combination of privacy, modern design, and unbeatable access to nearby amenities.