## 305, 30 Sage Hill Walk NW Calgary, Alberta

MLS # A2266739

## \$400,000

		Division:	Sage Hill  Residential/Low Rise (2-4 stories)  Apartment-Single Level Unit			
		Туре:				
		Style:				
		Size: Beds:		Age:	2023 (2 yrs old) 2	
				Baths:		
		Garage:	Heated Garage, Secured, Titled, Underground			
		Lot Size:	-			
		Lot Feat:	-			
Heating:	Boiler		Water:	-		
Floors:	Vinyl Plank		Sewer:	-		
Roof:	-		Condo Fe	<b>\$</b> 424		
Basement:	-		LLD:	-		
Exterior:	Composite Siding, Concrete, Wood Frame		Zoning:	DC		
Foundation:	-		Utilities:	-		
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage					
Inclusions:	n/a					

This bright and modern 2 bedroom, 2 full bathroom condo offers a thoughtfully designed living space. Just one block from two grocery stores, essential businesses and the new Starbucks, the location provides unbeatable convenience without sacrificing comfort. Inside, you'll find a natural light-filled open layout featuring a sunny kitchen with sleek quartz countertops, stainless steel appliances that opens onto the living area with South balcony. The bedrooms are strategically positioned on opposite sides of the suite, offering enhanced privacy—ideal for roommates or guests. The primary bedroom boasts a luxurious 5-piece ensuite with dual sinks, adding a touch of spa-like indulgence to your daily routine. This home includes the added convenience of in-suite laundry and dedicated storage, making everyday living even more seamless. Step out onto the south-facing balcony to enjoy your morning coffee or unwind at sunset. Additional perks include large windows to bring in the natura light, secure underground parking with more storage, visitor parking and a well-maintained building with professional management. Whether you're a first-time buyer, downsizer or investor, this stylish unit is a standout opportunity in one of Calgary's most desirable NW neighborhoods.