

# \$400,000 - 305, 30 Sage Hill Walk Nw, Calgary

MLS® #A2266739

**\$400,000**

2 Bedroom, 2.00 Bathroom, 827 sqft

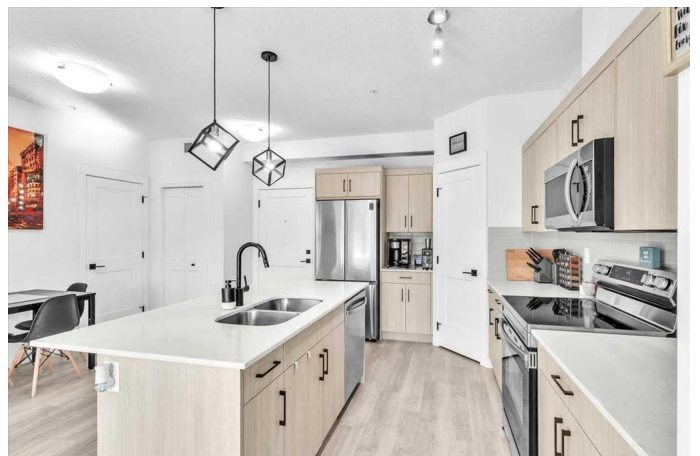
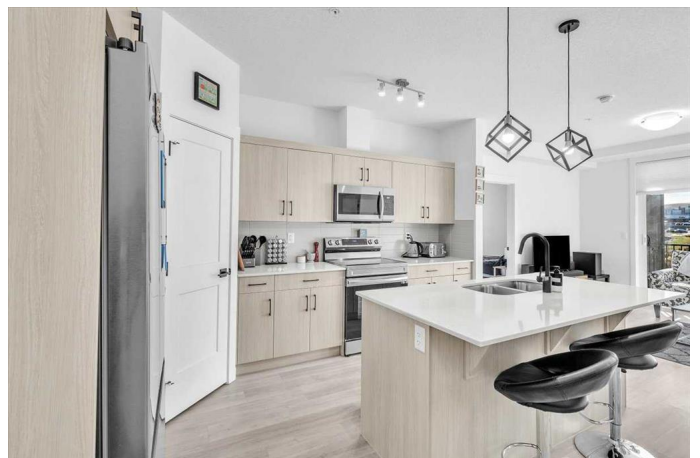
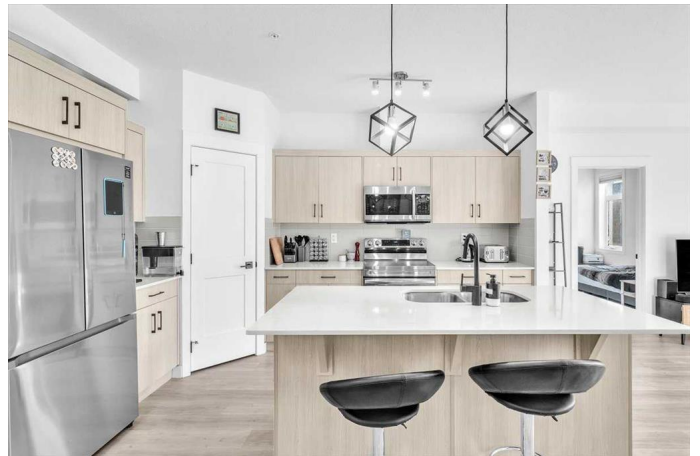
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

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 natural 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.

Built in 2023

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2266739          |
| Price          | \$400,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 827               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 305, 30 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 2A9                   |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Secured, Titled, Underground            |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                |
| Heating           | Boiler                                                                                    |
| Cooling           | None                                                                                      |
| # of Stories      | 5                                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Construction      | Composite Siding, Concrete, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 10                 |
| Zoning         | DC                 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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