

# \$269,900 - 212, 70 Sage Hill Walk Nw, Calgary

MLS® #A2253773

**\$269,900**

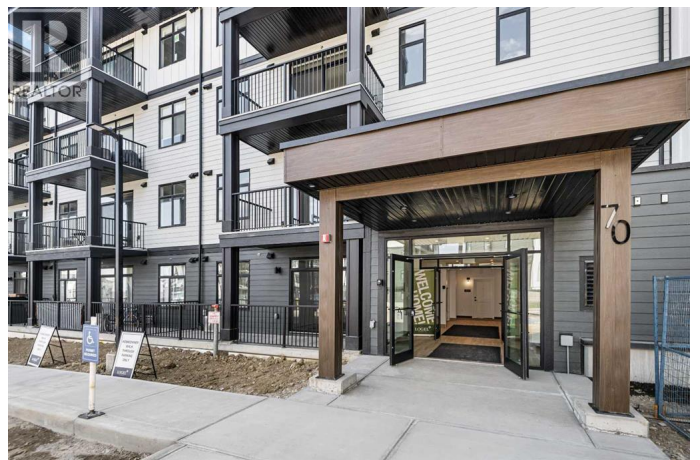
1 Bedroom, 1.00 Bathroom, 488 sqft

Single Family on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your brand new home! This never-lived-in one-bedroom, one-bath condo was just completed in 2025 and is covered by Alberta's New Home Warranty up to 10 years for peace of mind, plus a full comprehensive builder warranty for the first year. Enjoy the benefits of a south-facing unit with large windows that flood the space with natural light. The stylish and upgraded LVP flooring runs throughout, offering a sleek, modern look and easy maintenance. The gorgeous kitchen features granite countertops, ample cabinet space, and thoughtful design perfect for everyday cooking or entertaining guests. A separate HVAC system for each unit ensures always-fresh air a rare and valuable feature in condo living. This unit includes one titled parking stall and an assigned storage locker for your convenience. Located in an incredibly convenient area walking distance to a shopping plaza with grocery stores including Walmart and T&T, plus restaurants, shops, the public library, and other essential services. Quick access to Shaganappi Trail and Stoney Trail makes commuting a breeze. Plus, you're right beside a scenic community green path perfect for walking, biking, or relaxing outdoors. Don't miss this opportunity to own a modern, low-maintenance home in a prime location - Book your viewing today! (id:6289)

Built in 2025



## Essential Information

Listing #	A2253773
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Square Footage	488
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	212, 70 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R2H6

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Gas BBQ Hookup, Parking
Parking Spaces	1

## Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Baseboard heaters
Cooling	See Remarks
# of Stories	4

## Exterior

Construction	Wood frame
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## Listing Details

Listing Office	TREC The Real Estate Company
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Listing information last updated on October 14th, 2025 at 9:16am PDT