

\$365,000 - 204, 60 Sage Hill Walk Nw, Calgary

MLS® #A2199644

\$365,000

2 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

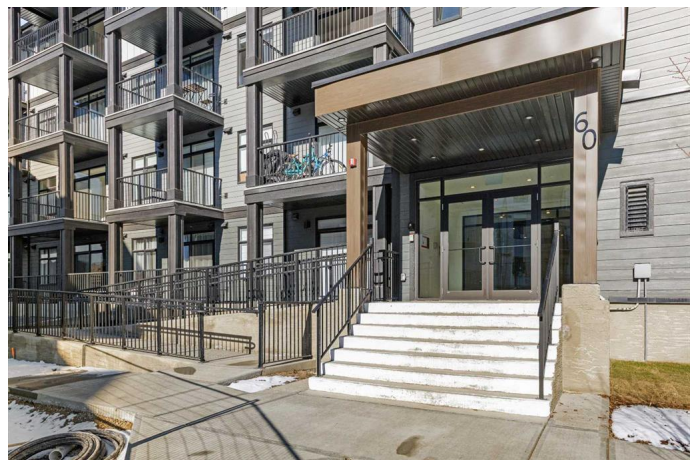
LOCATION! LOCATION! LOCATION!

Welcome to this BRAND NEW, NEVER-LIVED-IN condo, built in 2024 and featuring the popular Findlay 2 floor plan by Logel Homes. This beautiful 2-bedroom, 2-bathroom home offers a bright, open-concept layout that combines modern style with everyday comfort. With the developer's warranty, you'll have peace of mind knowing any construction or material issues are covered.

Backing onto a quiet walking path, this home is filled with natural light, thanks to 9-foot ceilings and floor-to-ceiling glass patio doors. The living room opens onto a large private balcony with a gas line hookup—perfect for barbecues or relaxing outdoors. The sleek kitchen is equipped with quartz countertops, stainless steel Samsung appliances, a center island with an eating bar, and a pantry that also houses the in-suite laundry for added convenience.

The primary bedroom includes a spacious closet and a beautifully upgraded ensuite bathroom. The second bedroom offers a cheater door to the main bathroom—ideal for guests or roommates. Both bedrooms are well-sized and comfortably fit queen-size beds with bedside tables.

This home comes with great upgrades, including Air Conditioning, Luxury Vinyl Plank Flooring throughout, and upgraded kitchen/bathroom finishes. You'll also benefit from assigned heated underground



parking and a storage locker for added convenience.

Located in the vibrant and growing community of Sage Hill, this home offers unbeatable convenience. Youâ€™re right next to T&T Supermarket and bus routes with direct connections to C-Train stationsâ€”a huge advantage during Calgaryâ€™s winter months. Just steps away, youâ€™ll find Walmart, Dollarama, restaurants, shops, and more. With quick access to Shaganappi Trail and Stoney Trail, getting around the city is easy and convenient.

Donâ€™t miss the chance to own this stylish, move-in-ready condo in one of Calgaryâ€™s most desirable neighborhoods. Book your private showing today!

Built in 2024

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2199644 |
| Price | \$365,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 694 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 204, 60 Sage Hill Walk Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

| | |
|-------------|---------|
| Postal Code | T3R 2H5 |
|-------------|---------|

Amenities

| | |
|-----------|-------------------------------------|
| Amenities | Elevator(s), Other, Visitor Parking |
|-----------|-------------------------------------|

| | |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

| | |
|---------|----------------------------|
| Parking | Stall, Titled, Underground |
|---------|----------------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
|-------------------|---|

| | |
|------------|---|
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Window Coverings, Washer |
|------------|---|

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|---------|-----------|
| Heating | Baseboard |
|---------|-----------|

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|---------|-----------------|
| Cooling | Sep. HVAC Units |
|---------|-----------------|

| | |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

Exterior

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|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

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|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

| | |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

Additional Information

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| Date Listed | March 6th, 2025 |
|-------------|-----------------|

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|----------------|----|
| Days on Market | 79 |
|----------------|----|

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|--------|----|
| Zoning | DC |
|--------|----|

Listing Details

| | |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
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