

# \$429,900 - 103, 30 Sage Hill Walk Nw, Calgary

MLS® #A2234045

**\$429,900**

2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this bright and spacious main-floor condo located at 30 Sage Hill Walk, nestled in one of Calgary's most desirable northwest communities. Thoughtfully designed with an open-concept layout, this home is perfect for those seeking modern comfort, convenience, and easy access to city amenities.

As you step inside, you're greeted by a sleek, modern foyer that sets the tone for the rest of the home. Just off the entrance, you'll find an in-suite laundry area that blends function and style, making everyday living a breeze.

The heart of the home is the expansive living space with CUSTOM MOLDINGS that flow seamlessly from the kitchen to the dining and living areas. The large kitchen is a standout feature, offering plenty of upgrades and storage, quality finishes, and a central island that's perfect for food prep, casual dining, or entertaining guests. Adjacent to the kitchen, the spacious dining area opens into a bright living room filled with natural light thanks to large windows and patio doors.

Step outside to your private, oversized balcony – ideal for relaxing on warm days, enjoying your morning coffee, or hosting small gatherings. This outdoor space is a rare find in condo living and adds an extra layer of enjoyment to the home.



The primary bedroom is generously sized and features a private 4-piece ensuite, offering a peaceful and private retreat at the end of the day. A second bedroom is conveniently located off the living room with its own pocket door access to the main bathroom, making it a perfect space for guests, a home office, or a hobby room.

Additional highlights of this condo include built-in air conditioning for year-round comfort, two TITLED parking stalls (one underground and one above ground), an underground storage unit, and a modern, low-maintenance lifestyle. Situated just off Stoney Trail, this home offers quick and easy access to major routes, shopping centers, restaurants, parks, and public transit.

Whether you're a first-time homebuyer, investor, or looking to downsize without compromising on space or style, this Sage Hill condo delivers exceptional value in a fantastic location.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234045          |
| Price          | \$429,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 917               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 103, 30 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 2A9                   |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash |
| Parking Spaces | 2                                         |
| Parking        | Stall, Titled, Underground                |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                          |
| Heating           | Baseboard                                                                                                                             |
| Cooling           | Central Air                                                                                                                           |
| # of Stories      | 5                                                                                                                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |
| Zoning         | DC             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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