

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

MLS® #A2266739

\$400,000

2 Bedroom, 2.00 Bathroom, 827 sqft

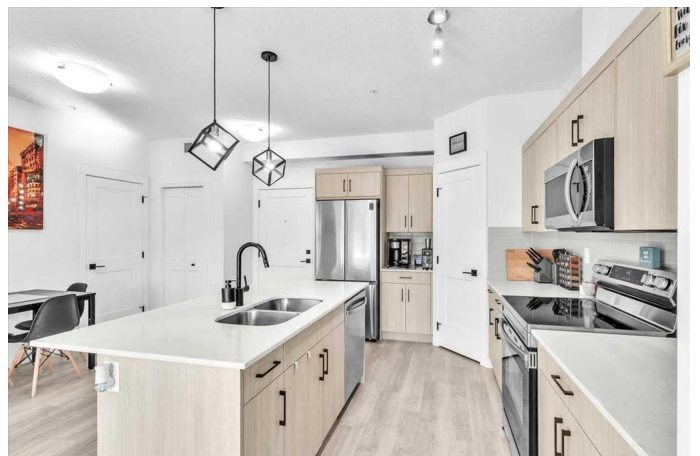
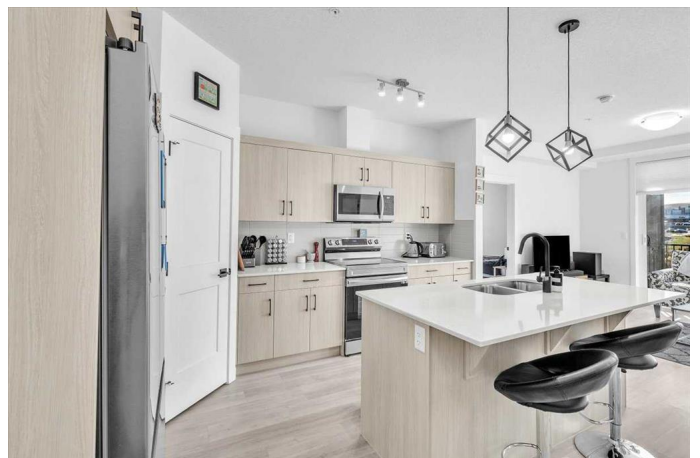
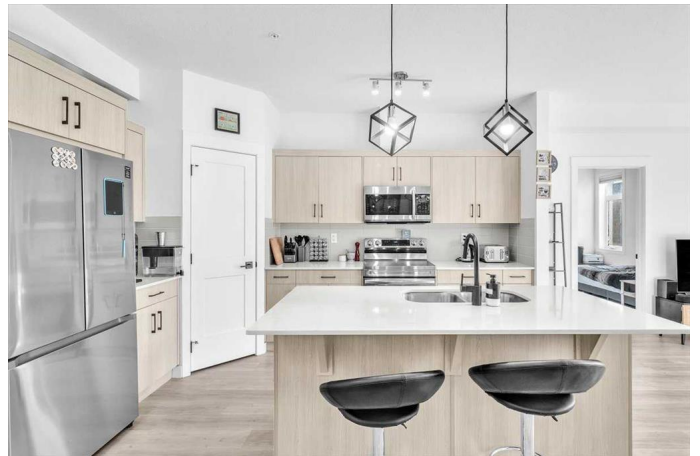
Residential on 0.00 Acres

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	12
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.