

# \$429,900 - 103, 30 Sage Hill 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 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, 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	5
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
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