

**204, 60 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2230104



\$363,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

LOCATION! LOCATION! LOCATION! Welcome to this BRAND NEW, NEVER-LIVED-IN condo, 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 over \$13,000 in stylish and practical upgraded renovations, 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. You're right next to T&T Supermarket and bus routes with direct connections to C-Train stations—a huge advantage during Calgary's winter months. Just steps away, you'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. Don't miss the chance to own this stylish, move-in-ready condo in one of Calgary's most desirable neighborhoods. Book your private showing today!