

113, 10 Sage Hill Walk NW  
Calgary, Alberta

MLS # A2250831



**\$262,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 535 sq.ft.                         | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Vinyl Plank           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 283 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame            | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Welcome to this bright and modern 2 bed, 1 bath condo in the heart of Sage Hill. Built in 2021, this ground floor unit offers easy access, underground storage, a clean layout, and all the essentials - perfect for first-time buyers, downsizers, or anyone looking for a low maintenance space. You'll find an open concept living area, quartz counters, stainless steel appliances, and the comfort of central A/C for those hot summer days. Both bedrooms are a good size, and there's in-suite laundry for added convenience. The walk out patio makes it ideal if you have pets or just want that easy indoor-outdoor flow. One assigned parking stall is included, and the low condo fees make this a smart and affordable option. Close to shops, groceries, transit, and parks — this is a great opportunity to own in one of NW Calgary's most popular communities.