

**1411, 430 Sage Hill Road NW
Calgary, Alberta**

MLS # A2260853



\$289,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 302
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to the Curnoe 2 by Logel Homes—a well-designed unit featuring cabinets with full-height fronts, quartz countertops, and luxury vinyl plank flooring throughout, with tile in the bathroom. The upgraded kitchen includes a modern backsplash, premium sink and faucet, and comes with stainless steel appliances. Enjoy year-round comfort with air conditioning, plus the convenience of an in-suite washer and dryer. Nine-foot ceilings and large windows provide plenty of natural light. This home includes a titled parking stall and is backed by the Alberta New Home Warranty. Located close to shopping, public transit, and major routes like Crowchild and Stoney Trail, it offers easy access across the city. With affordable condominium fees, this is a great opportunity to own a well-appointed home in a convenient location.