

**208, 10 Sage Hill Walk NW
Calgary, Alberta**
MLS # A2280353

\$285,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	587 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 303
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to this beautiful, modern 2-bedroom condo, an ideal space for first-time buyers, savvy investors, or anyone seeking a lifestyle of ease and opulence. Step inside to a bright and thoughtfully designed open-concept layout, where natural light pours through the large windows. The gourmet kitchen features crisp white cabinetry, quartz countertops, stainless steel appliances, and a generous island with seating. The dining and living areas flow seamlessly together, opening to a large south-east facing balcony with plenty of room for gatherings and barbecues. There are 2 spacious bedrooms and a 4-piece main bathroom with modern finishes provides flexibility for family, guests, or a dedicated home office. With in-suite laundry, 1 titled underground parking stall, an assigned storage locker, and low condo fees make this an ideal option for someone seeking value without compromise. A noteworthy feature of this building is the premium exterior, hail resistant, and sound-dampening fibre cement siding. In addition to established shopping (T&T supermarket and Walmart), dining, and scenic ravine pathways, exciting new retail spaces are under development nearby, bringing even more convenience and vibrancy to the community. Quick access to major highways like Stoney Trail makes commuting downtown, reaching the airport, or heading to the mountains simple and stress-free. This is a fantastic opportunity for anyone seeking for a home that is move-in ready and full of upgrades.