101 60 Sage Hill Walk NW

Calgary | Active | MLS® A2352235

$415,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**1,002.22 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome home to this spacious and beautifully maintained 2 BEDROOM, 2 BATHROOM GROUND FLOOR UNIT in the desirable community of Sage Hill, offering 1,002 sqft of thoughtfully designed living space and over $13,000 in BUILDER UPGRADES. The bright, open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting space for both everyday living and entertaining. The kitchen features stainless steel appliances, quartz countertops, generous cabinetry, and a large central island, offering plenty of space for meal preparation and gathering.

The spacious primary bedroom features a walk-through closet and private ensuite, while the second bedroom and full bathroom provide excellent flexibility for family, guests, or a home office. Additional features include AIR CONDITIONING, IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING AND ASSIGNED STORAGE.

One of the standout features of this home is its ground-floor location and PRIVATE ENTRANCE, allowing you to step directly in and out from your patio and enjoy the convenience of condo living with the feel of your own front door.

With T&T Supermarket, shopping, dining, and everyday essentials just steps from your door, plus convenient access to Shaganappi Trail, Stoney Trail, and 144 Avenue NW, everything you need is close to home. Whether you're a first-time buyer, downsizer, or investor, this Sage Hill condo offers an exceptional combination of space, comfort, and convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352235
Bedrooms	2
Bathrooms	2
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	1,002.22 sq. ft.
Condo Fee:	$510.58
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Interior Maintenance, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	4
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2411759
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Elevator(s), Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Range, Garburator, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Balcony · 24'4" × 6'7" ·
Main Floor	Bedroom - Primary · 11'4" × 10'11" ·
Main Floor	Walk-In Closet · 5'6" × 5'3" ·
Main Floor	Bedroom · 9'11" × 9'3" ·
Main Floor	Living/Dining Room Combination · 21'10" × 14'4" ·
Main Floor	Kitchen With Eating Area · 15'2" × 12'10" ·
Main Floor	Laundry · 5'11" × 5'9" ·
Main Floor	Walk-In Closet · 6'8" × 3'1" ·
Main Floor	Entrance · 13'7" × 4'5" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-60-sage-hill-walk-nw-calgary-a2352235/

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