106 70 Sage Hill Walk NW

Calgary | Active | MLS® A2311161

$259,000









Bedrooms	Bathrooms	Year Built	Living area
1	1	2025	433.9 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

This rare 1-bedroom + 1 full bath unit is located on a brand new 2025-built condominium building. This unit is especially ideal for senior parents visiting or living independently - the first-floor location means no stairs to climb. Boasting a south-facing orientation with abundant natural light, the home features a spacious open-concept layout, central air conditioning, BLACKOUT BLINDS, and in-suite laundry. The highlight is the private south-facing patio - perfect for morning coffee or evening relaxation. Prime Location - Directly across the street from T&T Supermarket, with Walmart right next door and a bus stop at your doorstep. Beacon Hill Costco is less than 2 km away. Everything you need for daily living is within walking distance or a very short drive. Additional benefits include a titled underground parking - a rare feature for 1-bedroom units in this building, as most do not come with parking. The parking comes with a private locker located directly behind it, making it extremely convenient to store and access seasonal items such as tires, bicycles, and other belongings. Move-in ready and perfectly situated for convenience and comfort. Don’t miss this exceptional opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2311161
Bedrooms	1
Bathrooms	1
Year Built	2025
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:	433.9 sq. ft.
Condo Fee:	$227.92

Condo Fee Includes:	Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	3
Year built:	2025 (Age: 1)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2412162
Heating:	Baseboard
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Sep. HVAC Units
Fireplaces:	0

Garage:	No
Parking:	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), Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Entrance · 4'9" × 4'4" ·
Main Floor	Eat in Kitchen · 14'9" × 9'4" ·
Main Floor	Living Room · 10'8" × 8'10" ·
Main Floor	Balcony · 17'2" × 6'5" ·
Main Floor	Walk-In Closet · 7'11" × 5'3" ·
Main Floor	Laundry · 5'3" × 3'1" ·
Main Floor	Bedroom - Primary · 11'5" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks
Interior Features:	Elevator, Open Floorplan, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Enclosed

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	MC-2
Listed Date:	May 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/106-70-sage-hill-walk-nw-calgary-a2311161/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.