2409 430 Sage Hill Road NW

Calgary | Active | MLS® A2346248

$259,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2026**	**500 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to this beautifully upgraded top-floor one-bedroom home in Sage Walk Ravines, where modern design, quality finishes, and exceptional convenience come together.

The home features a contemporary exterior finished with hail-resistant, sound-dampening fibre cement siding. Inside, 9-foot ceilings with knockdown texture create a bright, spacious feel, complemented by upgraded luxury vinyl plank and tile flooring throughout.

The upgraded kitchen features maple dovetail cabinet boxes, soft-close doors and drawers, quartz countertops, a full-height backsplash, an upgraded sink and faucets, and a complete stainless-steel appliance package. Appliances include a refrigerator, a front-control smooth-top self-cleaning range, a custom built-in hood fan, and a built-in microwave with trim kit.

The bathroom continues the upgraded finish package with quartz countertops, floating mirrors, and upgraded lighting. A convenient side-by-side washer and dryer is also included.

Additional upgrades throughout the home include enhanced cabinetry and storage, air conditioning, upgraded flooring, a transom window, and upgraded fixtures. The combination of finishes, storage, and functionality provides a level of quality that is impressive even when compared with many single-family homes.

Located in the desirable Sage Walk community, this top-floor home offers everyday convenience right outside your door. Enjoy easy walking access to multiple grocery stores, restaurants, coffee shops, retail shops, and transit. The extensive pathways throughout the Sage Hill ravine and pathway system are ideal for walking, cycling, and enjoying the outdoors.

With its extensive upgrades, functional layout, top-floor location, air conditioning, and convenient location, this is a wonderful opportunity to enjoy a comfortable, low-maintenance lifestyle in one of Calgary’s growing northwest communities.

Additional peace of mind is provided by the 10-year Alberta New Home Warranty

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346248
Bedrooms	1
Bathrooms	1

Year Built	2026
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:	500 sq. ft.
Condo Fee:	$275.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2026 (Age: 0)
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:	TBD
Heating:	Hot Water, Natural Gas
Basement:	None
Foundation:	Poured Concrete
Builder:	Logel Homes Ltd
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled
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), Park, Storage, Visitor Parking

Appliances:	Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Kitchen · 18' × 5'10" ·
Main Floor	Dining Room · 7'2" × 6'5" ·
Main Floor	Living Room · 9'7" × 8'4" ·
Main Floor	Bedroom - Primary · 10'1" × 8'1" ·
Main Floor	Laundry · 5'7" × 2'5" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	MC-1
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2409-430-sage-hill-road-nw-calgary-a2346248/

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