305 30 Sage Hill Walk NW

Calgary | Active | MLS® A2349988

$318,988









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2023**	**827 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Modern living meets convenient access to amenities in this natural LIGHT-filled 2 bedroom/2 full bath home. One of the TOP LAYOUTS by Logel Homes (their 899 sq.f.t top selling Jackson LE) is strategically laid out with the BEDROOMS on OPPOSITE sides of the home, offering enhanced PRIVACY-ideal for roommates or guests. Bathed in natural LIGHT, complemented by durable vinyl plank flooring that flows seamlessly throughout, culinary delights await in the kitchen, featuring QUARTZ countertops, kitchen island, and ample cabinetry - perfect for creating delicious meals and entertaining guests. Two FULL bathrooms provide ultimate comfort and privacy with the 5 PIECE ensuite featuring DUAL SINKS. Laundry day becomes effortless thanks to the convenient inclusion of an in-unit washer and dryer with plenty of room for STORAGE. Appreciate the security and ease of TITLED UNDERGROUND parking, STORAGE in front of parking stall, visitor parking, elevator service, and community amenities including playground, walking/bike paths, schools nearby, and one block to shopping including Walmart, TNT, and essential businesses. Enjoy your morning coffee on the sunny south balcony and appreciate the natural light from the oversize windows. Whether seeking a comfortable home for yourself or a savvy investment opportunity, this apartment offers a wonderful blend of style, functionality, and location-a true gem within Sage Hill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349988
Bedrooms	2
Bathrooms	2
Year Built	2023
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:	827 sq. ft.

Main Level Finished Area:	827 sq. ft.
Condo Fee:	$424.00
Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2023 (Age: 3)
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:	2311149
Heating:	Boiler
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Secured, 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), Parking, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Laundry · 5'10" × 5' ·
Main Floor	Bedroom - Primary · 14'5" × 12'4" ·
Main Floor	Bedroom · 10'7" × 10'1" ·
Main Floor	Kitchen · 13'4" × 13'3" ·
Main Floor	Living Room · 12'2" × 12' ·
Main Floor	Dining Room · 11'10" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-30-sage-hill-walk-nw-calgary-a2349988/

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

Data was last updated November 23, 2026 at 04:05 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.