403 70 Sage Hill Walk NW

Calgary | Active | MLS® A2349980

$418,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2025**	**914.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

NEW, NEVER OCCUPIED top floor end Unit 9 feet ceiling (in living room, dining room & kitchen) with the comfort of Air Conditioning, open living space, vinyl blank flooring throughout, white sleek cabinetry, quartz countertops, stainless steel appliances (3 door fridge, electric stove, dishwasher, microwave hood fan), and new blinds added to all the windows and the glass patio doors. The primary bedroom boasts a luxurious 5-piece ensuite with dual sinks and a walk-in closet. Titled underground parking for 2 cars (number 358, property tax in 2026 for these 2 parking stalls is $66.50) and an underground private storage locker. The balcony with gas line for the barbecue provides perfect outdoor relaxation. Close to shopping stores (across the street from T & T Supermarket), restaurants and bus stop (at the East side of the building). Vacant for quick possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349980
Bedrooms	2
Bathrooms	2
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:	914.2 sq. ft.
Main Level Finished Area:	914.2 sq. ft.
Condo Fee:	$468.03

Condo Fee Includes:	Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
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:	2025 (Age: 1)
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:	2412162
Heating:	Baseboard, Hot Water
Basement:	None
Builder:	Logel Homes Ltd
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Vinyl Plank
Cooling:	Sep. HVAC Units
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
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, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Pets Allowed, Restrictive Covenant
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Entrance · 11'4" × 3'4" ·
Main Floor	Living/Dining Room Combination · 19'6" × 13'11" ·
Main Floor	Kitchen With Eating Area · 19'7" × 9'10" ·
Main Floor	Bedroom - Primary · 11'8" × 10'6" ·
Main Floor	Bedroom · 9'8" × 9'6" ·
Main Floor	Balcony · 20'6" × 6'5" ·
Title to Land:	Fee Simple

Community Features:	Shopping Nearby, Sidewalks
Interior Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	MC-2
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-70-sage-hill-walk-nw-calgary-a2349980/

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.