

408, 10 Sage Hill NW  
Calgary, Alberta

MLS # A2228428



## \$315,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	586 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This bright and modern 2-bed, 1 bath condo is located in the 1-year-old Sage Walk building, offering great neighbourhood views and a welcoming community feel. Enjoy an open-concept layout with sleek white cabinetry, stainless steel appliances, a kitchen island, and large windows that fill the space with natural light. Both bedrooms are spacious, and the 3-piece bath features a glass-enclosed shower. Extras include in-suite storage with laundry, 2 parking stalls (1 underground + 1 outdoor), and walking distance to Sage Hill Plaza with shops, restaurants, and more.