

3207, 430 Sage Hill Road NW  
Calgary, Alberta

MLS # A2280150



## \$349,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 702 sq.ft.                         | <b>Age:</b>   | 2027 (-1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 386 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame   | <b>Zoning:</b>    | MC-1   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

The Findlay 2 features cabinetry and quartz countertops throughout. This bright and modern unit offers 9-foot ceilings and large windows, creating an open and inviting living space. Luxury vinyl plank flooring, soft-close doors and drawers, and stainless steel appliances—including a refrigerator, smooth-top self-cleaning range, and over-the-range microwave with hood fan—are included. Quartz countertops extend into the bathrooms, and an in-suite washer and dryer complete the home. Located in Logel Homes' award-winning Sage Hill Bridges community, this home includes Alberta New Home Warranty coverage, a complimentary consultation with a Logel Homes designer, and a \$10,000 upgrade credit toward any design selections of your choice.