

# \$394,900 - 111, 50 Sage Hill Walk Nw, Calgary

MLS® #A2220224

**\$394,900**

2 Bedroom, 2.00 Bathroom, 823 sqft

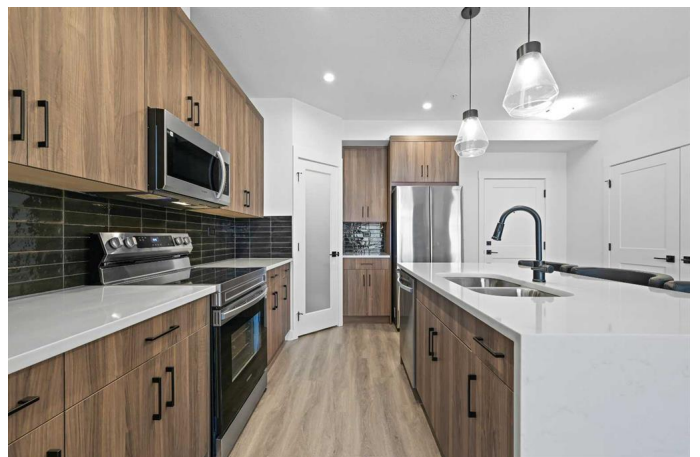
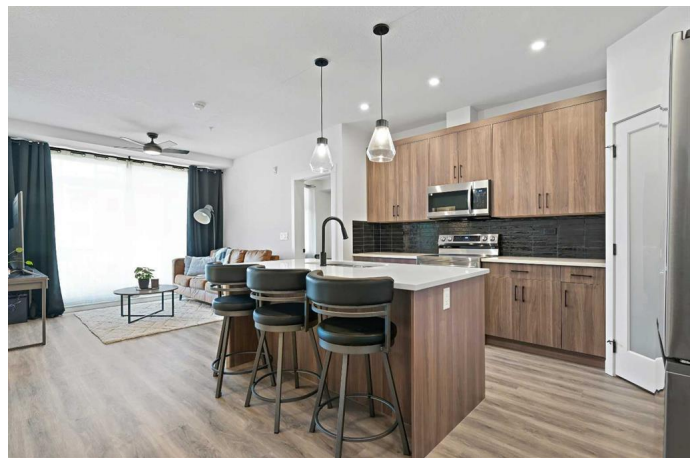
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*OPEN HOUSE - Saturday, May 17 from 12:00 - 2:00 pm & Sunday, May 18 from 1:00 - 3:00 pm\* Priced well below neighbouring new builds, this beautifully upgraded 2024 condo in Sage Hill offers exceptional value and true move-in ready comfort. With over \$10,000 in premium upgrades and \*TWO TITLED PARKING STALLS\* valued at an additional \$15,000, this 2 bedroom, 2 bathroom home feels brand new - barely lived in and free of inflated price tags. Inside, you'll find a bright, open-concept layout featuring luxury vinyl plank flooring throughout, a spacious dining area, and a stunning kitchen with a waterfall quartz island, matte black fixtures, upgraded 41" upper cabinetry, recessed lighting, a designer black-gloss backsplash, and a Samsung French door fridge with beverage centre.

The spacious primary suite features a walk-in closet and a beautifully finished ensuite with a dual vanity, upgraded matte black fixtures and glass-enclosed shower. The second bathroom offers just as much attention to detail, with an oversized vanity, upgraded white ash tile flooring, and the same sleek black accents you'll find throughout the home. Step outside to your sunny 132 sq. ft. patio - one of the largest in the building, with a gas line for your BBQ and only one shared neighbour for added privacy.

This unit includes a titled heated underground stall, a tilted surface stall (both end stalls), and a full-size storage locker. Just steps from Sage



Hill Crossing, you'll enjoy quick access to T&T Supermarket, restaurants, caf  s, scenic bike and walking paths, and transit-friendly routes with Stoney Trail minutes away. With a newly installed ceiling fan, and full Alberta New Home Warranty, this turn-key condo delivers style, function, and long-term value in one of NW Calgary  s most convenient locations. This home checks all the boxes - and then some and it  s ready for its next owners!

Built in 2024

**Essential Information**

MLS�� #	A2220224
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	111, 50 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E8

**Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Additional Parking, Stall, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	None
Construction	Wood Frame

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	Real Broker
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