

# \$429,900 - 103, 30 Sage Hill Nw, Calgary

MLS® #A2234045

**\$429,900**

2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this bright and spacious main-floor condo located at 30 Sage Hill Walk, nestled in one of Calgary's most desirable northwest communities. Thoughtfully designed with an open-concept layout, this home is perfect for those seeking modern comfort, convenience, and easy access to city amenities.

As you step inside, you're greeted by a sleek, modern foyer that sets the tone for the rest of the home. Just off the entrance, you'll find an in-suite laundry area that blends function and style, making everyday living a breeze.

The heart of the home is the expansive living space with CUSTOM MOLDINGS that flow seamlessly from the kitchen to the dining and living areas. The large kitchen is a standout feature, offering plenty of upgrades and storage, quality finishes, and a central island that's perfect for food prep, casual dining, or entertaining guests. Adjacent to the kitchen, the spacious dining area opens into a bright living room filled with natural light thanks to large windows and patio doors.

Step outside to your private, oversized balcony – ideal for relaxing on warm days, enjoying your morning coffee, or hosting small gatherings. This outdoor space is a rare find in condo living and adds an extra layer of enjoyment to the home.



The primary bedroom is generously sized and features a private 4-piece ensuite, offering a peaceful and private retreat at the end of the day. A second bedroom is conveniently located off the living room with its own pocket door access to the main bathroom, making it a perfect space for guests, a home office, or a hobby room.

Additional highlights of this condo include built-in air conditioning for year-round comfort, two TITLED parking stalls (one underground and one above ground), an underground storage unit, and a modern, low-maintenance lifestyle. Situated just off Stoney Trail, this home offers quick and easy access to major routes, shopping centers, restaurants, parks, and public transit.

Whether you're a first-time homebuyer, investor, or looking to downsize without compromising on space or style, this Sage Hill condo delivers exceptional value in a fantastic location.

Built in 2024

**Essential Information**

MLS® #	A2234045
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	103, 30 Sage Hill Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2A9

### **Amenities**

Amenities	Elevator(s), Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	5

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	3
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.