

\$365,000 - 204, 60 Sage Hill Walk Nw, Calgary

MLS® #A2199644

\$365,000

2 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

LOCATION! LOCATION! LOCATION!

Welcome to this BRAND NEW, NEVER-LIVED-IN condo, built in 2024 and featuring the popular Findlay 2 floor plan by Logel Homes. This beautiful 2-bedroom, 2-bathroom home offers a bright, open-concept layout that combines modern style with everyday comfort. With the developer's warranty, you'll have peace of mind knowing any construction or material issues are covered.

Backing onto a quiet walking path, this home is filled with natural light, thanks to 9-foot ceilings and floor-to-ceiling glass patio doors. The living room opens onto a large private balcony with a gas line hookup—perfect for barbecues or relaxing outdoors. The sleek kitchen is equipped with quartz countertops, stainless steel Samsung appliances, a center island with an eating bar, and a pantry that also houses the in-suite laundry for added convenience.

The primary bedroom includes a spacious closet and a beautifully upgraded ensuite bathroom. The second bedroom offers a cheater door to the main bathroom—ideal for guests or roommates. Both bedrooms are well-sized and comfortably fit queen-size beds with bedside tables.

This home comes with great upgrades, including Air Conditioning, Luxury Vinyl Plank Flooring throughout, and upgraded kitchen/bathroom finishes. You'll also benefit from assigned heated underground



parking and a storage locker for added convenience.

Located in the vibrant and growing community of Sage Hill, this home offers unbeatable convenience. Youâ€™re right next to T&T Supermarket and bus routes with direct connections to C-Train stationsâ€”a huge advantage during Calgaryâ€™s winter months. Just steps away, youâ€™ll find Walmart, Dollarama, restaurants, shops, and more. With quick access to Shaganappi Trail and Stoney Trail, getting around the city is easy and convenient.

Donâ€™t miss the chance to own this stylish, move-in-ready condo in one of Calgaryâ€™s most desirable neighborhoods. Book your private showing today!

Built in 2024

Essential Information

MLS® #	A2199644
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	694
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	204, 60 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3R 2H5

Amenities

Amenities Elevator(s), Other, Visitor Parking

Parking Spaces 1

Parking Stall, Titled, Underground

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling Sep. HVAC Units

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Wood Frame

Additional Information

Date Listed March 6th, 2025

Days on Market 86

Zoning DC

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.