# \$369,900 - 204, 60 Sage Hill Walk Nw, Calgary

MLS® #A2199644

#### \$369,900

2 Bedroom, 2.00 Bathroom, 694 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this New Built (2024) & Never Occupied Apartment, backing onto a walking path, featuring high ceilings, 2 Beds, 2 Baths, and a spacious open floorplan. This home offers modern finishes, including vinyl plank flooring and quartz countertops throughout.

Step inside to an open-concept layout, seamlessly connecting the Living Room, Dining area and Kitchen. The Living Room is filled with natural light and provides access to a large Balcony with a gas hookup, perfect for outdoor enjoyment. The Kitchen boasts stainless steel Samsung appliances, quartz countertops, a center island with an eating bar, ample cabinetry, and a pantry for extra storage.

The Primary Bedroom features a closet and a 3-piece Ensuite. The second good sized Bedroom has a cheater door to a full Bath, offering convenience and functionality. The Laundry unit is located in the pantry, completing the unit.

Additional highlights include underground titled parking. This unit also features an HVAC system with air conditioning and baseboard heating. Conveniently located close to T&T, Walmart, and public transportation, with easy access to Shaganappi Trail and Stoney Trail. Don't miss out!







Built in 2024

#### **Essential Information**

MLS® # A2199644 Price \$369,900

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 57
Zoning DC

## **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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