

# \$409,900 - 117, 60 Sage Hill Walk Nw, Calgary

MLS® #A2214450

**\$409,900**

2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.00 Acres

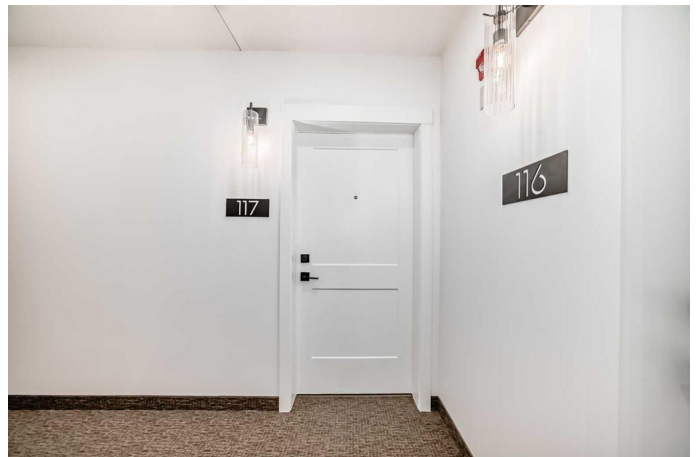
Sage Hill, Calgary, Alberta

Logel Homes proudly presents the Atwood 3 in Sage Walk® Calgary's™ top-selling multi-family community of 2024. This spacious two-bedroom, two-bath floor plan features professionally designed interiors with air conditioning, 41" upper cabinets with soft-close hardware, luxury vinyl plank flooring, designer tile, stainless steel appliances, pot lighting, and an oversized patio door. Each home includes titled parking, a private storage locker, and comes standard with Logel Homes'™ Energy Return Ventilation system as well as industry-leading sound attenuation technology. Every home is also covered by the Alberta New Home Warranty Program for added peace of mind.

Sage Walk offers a unique lifestyle surrounded by nature with access to 25 km of walking and biking trails, an environmental reserve, and an array of nearby amenities. Residents can walk to T&T Supermarket and enjoy a variety of coffee shops, grocery stores, and restaurants, all connected by a new pedestrian bridge leading to 384,000 square feet of retail space. With over 480 homeowners already part of this thriving community, don't miss your opportunity to own in one of Calgary's™ most desirable condo locations.

Built in 2025

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2214450          |
| Price          | \$409,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 972               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 117, 60 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 0H5                   |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Park                |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |
| # of Garages   | 1                   |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                                                                                                                                                 |
| Appliances        | Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave |
| Heating           | Hot Water, Natural Gas                                                                                                                                                                                          |
| Cooling           | Wall Unit(s)                                                                                                                                                                                                    |
| # of Stories      | 4                                                                                                                                                                                                               |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingle      |
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 8                |
| Zoning         | MC-2             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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