

# \$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

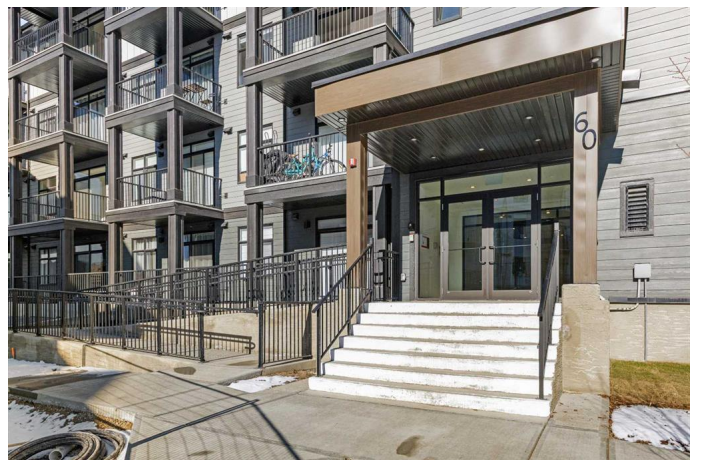
Welcome to this New Built (2024) & Never Occupied Apartment, backing onto a walking path, featuring high ceilings, 2 Beds, 2 Baths, and a spacious open floorplan. This home offers modern finishes, including vinyl plank flooring and quartz countertops throughout.

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      30

Zoning      DC

### **Listing Details**

Listing Office      Jessica Chan Real Estate & Management Inc.

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