

\$235,000 - 109, 30 Sage Hill Walk Nw, Calgary

MLS® #A2257633

\$235,000

1 Bedroom, 1.00 Bathroom, 432 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this brand-new, never-lived-in 1 bed, 1 bath main floor apartment perfectly located in the highly desirable community of Sage Hill NW, Calgary. With its oversized balcony overlooking a beautiful green space, this home offers the perfect combination of modern comfort, natural beauty, and unbeatable convenience.

Step inside to discover a thoughtfully designed open-concept layout featuring high ceilings and luxury vinyl plank flooring that create a warm and inviting ambiance from the moment you enter. The upgraded kitchen is both stylish and functional, complete with stainless steel appliances, quartz countertops, and ample cabinetry – ideal for everyday living or entertaining guests.

The spacious living room is filled with natural light from a large window and opens directly onto your private oversized balcony – the perfect spot for morning coffee or evening relaxation. Plus, with a BBQ gas line already installed, summer grilling has never been easier.

Your bedroom is a cozy retreat with a large window offering abundant daylight, a walk-in closet, and convenient access to the full bathroom with a Jack & Jill door. Additional highlights include in-suite laundry, central air conditioning for year-round comfort, and a titled parking stall for your convenience.



Located in the heart of Sage Hill, this home puts you just 1 minute away from T&T Supermarket, Walmart, Sobeys, Costco, McDonaldâ€™s, schools, parks, playgrounds, walking paths, and offers easy access to major highways. Sage Hill is known for its scenic trails, abundant green spaces, and nearby nature reserve, creating a peaceful lifestyle with all the amenities right at your doorstep.

This property is an excellent choice for first-time home buyers, students, downsizers, or investors seeking a move-in-ready home in a prime NW location.

Donâ€™t miss your chance to own this stunning apartment â€“ book your private showing today!

Built in 2023

Essential Information

MLS® #	A2257633
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	432
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	109, 30 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R2A9

Amenities

Amenities	Elevator(s), Other, Parking, Gazebo
Parking Spaces	1
Parking	Stall

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony, Other
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 7th, 2025
Days on Market	13
Zoning	DC

Listing Details

Listing Office	Coldwell Banker YAD Realty
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