



70 Sage Hill Walk Calgary Alberta

\$299,000

Welcome to your brand new home! This never-lived-in one-bedroom, one-bath condo was just completed in 2025 and is covered by Alberta's New Home Warranty--up to 10 years for peace of mind, plus a full comprehensive builder warranty for the first year. Enjoy the benefits of a Top floor unit with large windows that flood the space with natural light. The stylish and upgraded LVP flooring runs throughout living and kitchen area, offering a sleek, modern look and easy maintenance. The gorgeous kitchen features granite countertops, ample cabinet space, and thoughtful design--perfect for everyday cooking or entertaining guests. A separate HVAC system for each unit ensures always-fresh air--a rare and valuable feature in condo living. This unit includes one underground titled parking stall and an assigned storage locker for your convenience. Located in an incredibly convenient area--walking distance to a shopping plaza with grocery stores including Walmart and T&T, plus restaurants, shops, the public library, and other essential services. Quick access to Shaganappi Trail and Stoney Trail makes commuting a breeze. Plus, you're right beside a scenic community green path--perfect for walking, biking, or relaxing outdoors. Don't miss this opportunity to own a modern, low-maintenance home in a prime location - Book you viewing today! (id:6769)

Living room 10.50 Ft x 8.92 Ft

Kitchen 13.75 Ft x 5.92 Ft

Dining room 6.17 Ft x 3.50 Ft

Laundry room 5.25 Ft x 3.08 Ft

Bedroom 11.25 Ft x 7.92 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

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