

**2309, 430 Sage Hill Road NW**  
**Calgary, Alberta**
**MLS # A2215073**

**\$249,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	502 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

<b>Inclusions:</b>	N/A
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This home features a modern exterior with premium, hail-resistant, and sound-dampening fibre cement siding. Inside, you'll find 9' knockdown ceilings, pot lighting, and luxury vinyl plank flooring throughout the main living areas, with soft carpet in the bedrooms for added comfort. The kitchen offers maple dovetail cabinet boxes, soft-close doors and drawers, quartz countertops, and a stylish subway tile backsplash. Stainless steel appliances include a fridge, smooth-top self-cleaning range, and an over-the-range microwave with a built-in hood fan. Quartz countertops are also featured in the bathrooms, and a stacked washer and dryer are included for added convenience. A single exterior titled parking stall is included in the purchase price, and the home is backed by the Alberta New Home Warranty. Possession is anticipated for Spring to Summer of 2026. As part of your purchase, you'll receive a personalized consultation with Logel Homes's in-house interior designer, allowing you to customize the space to reflect your unique style. Please note photos are of a show suite that is similar but slightly different plan, and smaller square footage