

**117, 70 Sage Hill Walk NW**  
**Calgary, Alberta**
**MLS # A2231915**

**\$405,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage		

<b>Inclusions:</b>	N/A
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Logel Homes presents the Atwood 3, a two-bedroom, two-bathroom floor plan in Sage Walk, Calgary's best-selling multi-family community of 2024. This home features air conditioning, 41" upper cabinets with soft-close hardware, vinyl plank flooring, tile finishes, stainless steel appliances, pot lighting, and an oversized patio door. Each unit includes titled parking, a private storage locker, and comes standard with Logel's Energy Return Ventilation system and sound attenuation technology. All homes are covered by the Alberta New Home Warranty Program. Sage Walk offers access to 25 km of walking and biking trails, an environmental reserve, and nearby amenities. A pedestrian bridge connects residents to 384,000 sq. ft. of retail, including T&T Supermarket, grocery stores, restaurants, and cafés. With over 480 homeowners already in the community, this is a strong opportunity to own in a well-established location.