

# \$365,000 - 204, 60 Sage Hill Walk Nw, Calgary

MLS® #A2199644

**\$365,000**

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	\$365,000
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), Visitor Parking, Other
Parking Spaces	1
Parking	Titled, Underground, Stall

**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        64  
Zoning                  DC

**Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

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