

# \$274,900 - 2212, 430 Sage Hill Road Nw, Calgary

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MLS® #A2216527

**\$274,900**

2 Bedroom, 1.00 Bathroom, 536 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This home showcases a modern designer exterior with premium, hail-resistant, and sound-dampening fibre cement siding. Inside, enjoy 9' knockdown ceilings and luxury vinyl plank flooring throughout. The kitchen features maple dovetail cabinet boxes with soft-close doors and drawers, quartz countertops, a full-height backsplash, and stainless steel appliances including a fridge, smooth-top self-cleaning range, and over-the-range microwave with hood fan.

Quartz countertops continue in the bathrooms, and a stacked washer and dryer are included. The spacious balcony with a gas line is ideal for summer BBQs. A \$10,000 upgrade allowance and a personalized consultation with Logel Homes'™ in-house interior designer are included, allowing you to customize finishes to suit your style.

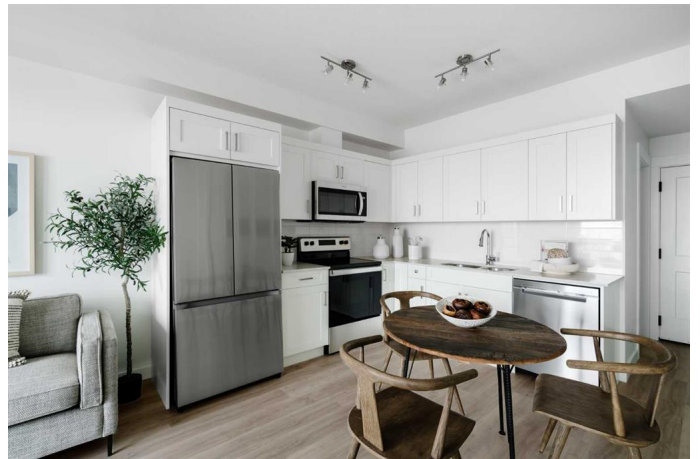
Located near shopping, dining, major highways, and an extensive network of walking and bike paths, this exceptional property is also backed by Alberta New Home Warranty coverage, making it the perfect place to call home.

Built in 2025

## Essential Information

MLS® #                      A2216527

Price                        \$274,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 536               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2212, 430 Sage Hill Road Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 1Y4                     |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Park    |
| Parking Spaces | 1                    |
| Parking        | Stall, Titled, Paved |
| # of Garages   | 1                    |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                                                                                                                                      |
| Appliances        | Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan |
| Heating           | Hot Water, Natural Gas                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                  |
| # of Stories      | 4                                                                                                                                                                                                     |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Courtyard   |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                96

Zoning                            MC!

**Listing Details**

Listing Office                   RE/MAX Real Estate (Mountain View)



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