

# \$399,900 - 111, 50 Sage Hill Walk Nw, Calgary

MLS® #A2205388

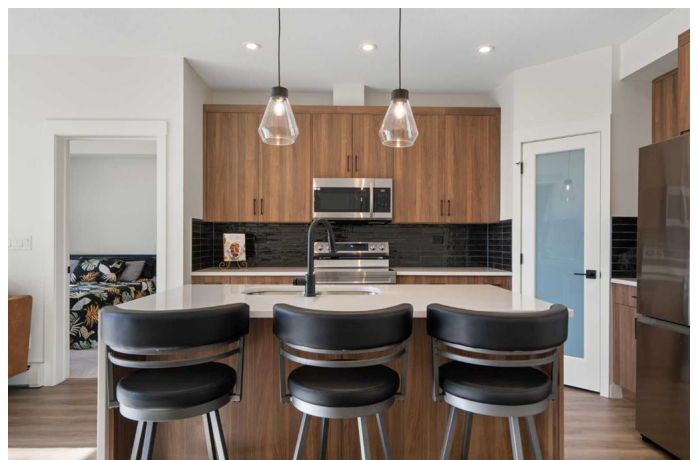
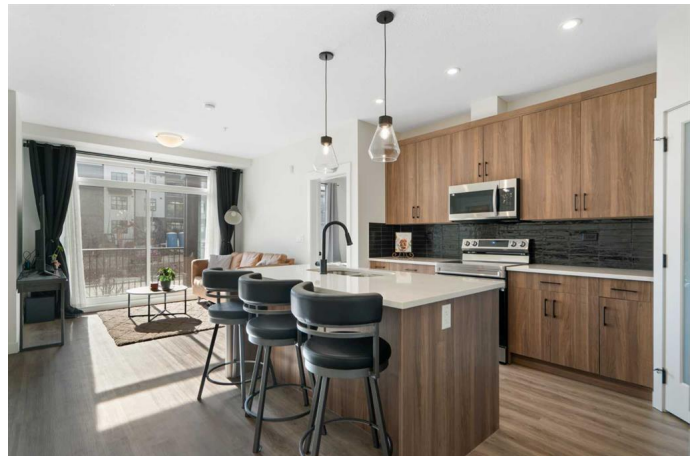
**\$399,900**

2 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Sage Hill Walk - The "unicorn" Casson model could be yours! This upgraded & move-in ready 2-bed, 2-bath condo in Sage Hill offers fabulous living space and TWO titled parking stalls. This home was thoughtfully designed with high-end finishes and has never been rented. Offering a spacious open-concept layout, you'll feel the love and care the moment you walk in. There is LVP flooring throughout the main living area and numerous builder upgrades including a spacious kitchen with upgraded cabinetry, stunning quartz countertops with waterfall island and a sleek, black-gloss backsplash. The primary suite boasts a large walk-in closet and a dual vanity en-suite with an upgraded glass shower. The second bedroom is a good size with no funny angles to negotiate! The guest bath features an oversized vanity with extra counter space and storage. The sunny, 132 sq. ft. balcony features a gas line for a BBQ and offers the perfect balance of sunshine and shade, with only one shared neighbour for added privacy. Additional perks include 2 TITLED PARKING STALLS (both end stalls for added space—one is a heated underground spot with easy stair access to the unit, and the other is a conveniently located end-stall on the surface), large underground storage locker and full builder & Alberta New Home Warranty coverage. Located in a prime spot, this Logel building backs a ravine and walkways that connect to Sage Hill Crossing shopping center.



With quick access to Stoney Trail, major roadways, and endless shopping amenities and restaurants, this is a great opportunity to own a stylish, well-appointed condo in a fantastic community.  
Donâ€™t miss outâ€”book your showing today!

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205388          |
| Price          | \$399,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 826               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 111, 50 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 2E8                   |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Trash |
| Parking Spaces | 2                                   |
| Parking        | Stall, Underground                  |

**Interior**

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | High Ceilings, Kitchen Island |
|-------------------|-------------------------------|

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating      | Baseboard, Hot Water                                                       |
| Cooling      | None                                                                       |
| # of Stories | 4                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 24               |
| Zoning         | DC               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.