

# \$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 Homesâ€™™ 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                108

Zoning                            MC!

**Listing Details**

Listing Office                   RE/MAX Real Estate (Mountain



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