

# \$249,900 - 2309, 430 Sage Hill Road Nw, Calgary

MLS® #A2215073

## \$249,900

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This home features a modern exterior with premium, hail-resistant, and sound-dampening fibre cement siding. Inside, you'll find 9' knockdown ceilings, pot lighting, and luxury vinyl plank flooring throughout the main living areas, with soft carpet in the bedrooms for added comfort. The kitchen offers maple dovetail cabinet boxes, soft-close doors and drawers, quartz countertops, and a stylish subway tile backsplash. Stainless steel appliances include a fridge, smooth-top self-cleaning range, and an over-the-range microwave with a built-in hood fan. Quartz countertops are also featured in the bathrooms, and a stacked washer and dryer are included for added convenience.

A single exterior titled parking stall is included in the purchase price, and the home is backed by the Alberta New Home Warranty. Possession is anticipated for Spring to Summer of 2026. As part of your purchase, you'll receive a personalized consultation with Logel Homesâ€™™ in-house interior designer, allowing you to customize the space to reflect your unique style. Please note photos are of a show suite that is similar but slightly different plan, and smaller square footage

Built in 2026

## Essential Information

MLS® #

A2215073



|                |                   |
|----------------|-------------------|
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 502               |
| Acres          | 0.00              |
| Year Built     | 2026              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2309, 430 Sage Hill Road Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 1Y4                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Park, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Outside, Stall, Titled                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters   |
| Appliances        | Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

Date Listed

April 25th, 2025

Days on Market

64

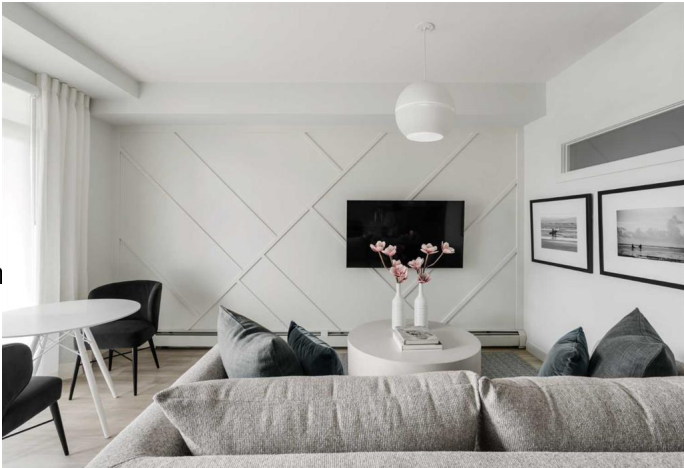
Zoning

MC-1

Listing Details

Listing Office

RE/MAX Real Estate (Mountain



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