

# \$459,900 - 201, 70 Sage Hill Walk Nw, Calgary

MLS® #A2214410

**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

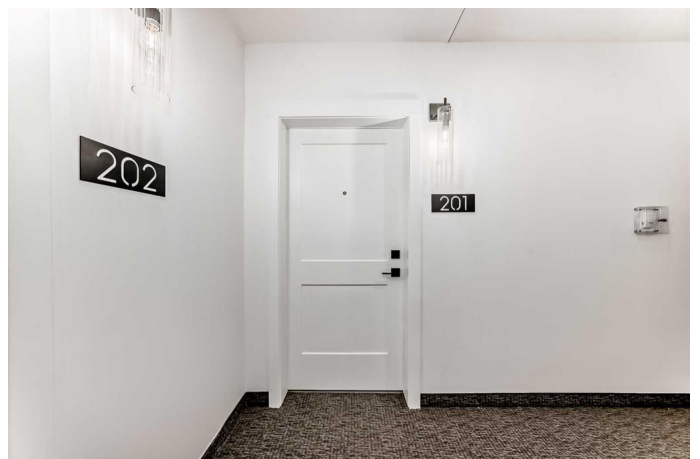
Sage Hill, Calgary, Alberta

Logel Homes proudly presents "The Atwood 3ES" – a very popular corner unit now available for immediate possession. This spacious two-bedroom, two-bathroom home offers 1,020 sq. ft. (builder size) of thoughtfully designed living space, featuring Logel Homes'™ signature quality and numerous upgrades. Highlights include full-height tile backsplash, 41" cabinetry, quartz countertops, and stainless steel appliances with a built-in wall oven and cooktop. Luxury vinyl plank flooring, 9 ft. ceilings, and air conditioning add to the comfort of the home, while the balcony with a gas line for your barbecue provides the perfect outdoor retreat.

Additional conveniences include one titled underground parking stall, extra storage, and Logel Homes'™ exclusive makeup air system, which ensures a continuous supply of fresh air year-round. Located within walking distance to shops, restaurants, and adjacent to the scenic walking and bike paths of the Sage Hill ravine, this home offers both lifestyle and location. GST (rebate to builder) and legal fees for owner-occupied units are included, and the property is protected by the Alberta New Home Warranty. Experience the perfect blend of quality, comfort, and convenience with The Atwood 3.

Built in 2025

## Essential Information



MLS® #	A2214410
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 70 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2H6

### Amenities

Amenities	Elevator(s), Picnic Area, Storage
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, 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, Microwave
Heating	Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	14
Zoning	MC-2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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