

# \$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

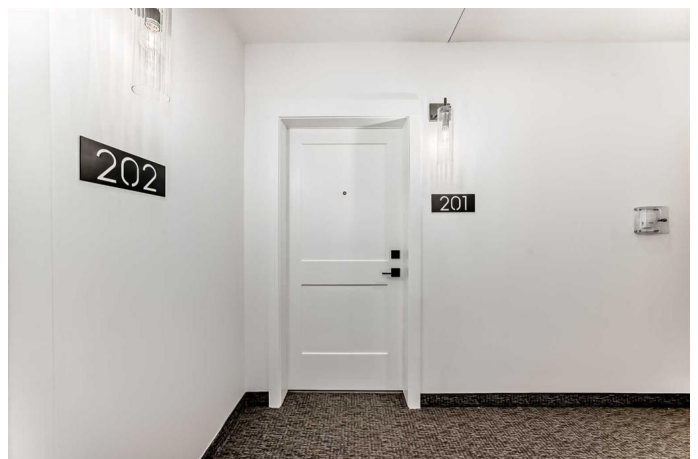
Sage Hill, Calgary, Alberta

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 | 7                |
| Zoning         | MC-2             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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