

# \$405,900 - 117, 70 Sage Hill Walk Nw, Calgary

MLS® #A2231915

**\$405,900**

2 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes presents the Atwood 3, a two-bedroom, two-bathroom floor plan in Sage Walk, Calgary's best-selling multi-family community of 2024.

This home features air conditioning, 41" upper cabinets with soft-close hardware, vinyl plank flooring, tile finishes, stainless steel appliances, pot lighting, and an oversized patio door. Each unit includes titled parking, a private storage locker, and comes standard with Logel's Energy Return Ventilation system and sound attenuation technology. All homes are covered by the Alberta New Home Warranty Program.

Sage Walk offers access to 25 km of walking and biking trails, an environmental reserve, and nearby amenities. A pedestrian bridge connects residents to 384,000 sq. ft. of retail, including T&T Supermarket, grocery stores, restaurants, and caf  s.

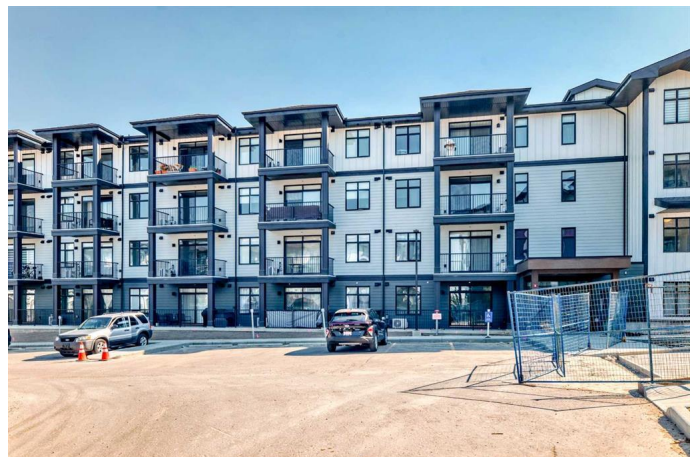
With over 480 homeowners already in the community, this is a strong opportunity to own in a well-established location.

Built in 2025

## Essential Information

MLS® # A2231915

Price \$405,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 975               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 117, 70 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 2H6                   |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Elevator(s), Park, Visitor Parking |
| Parking Spaces | 1                                  |
| Parking        | Titled, Underground                |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Storage                                                                                                                     |
| Appliances        | Electric Stove, Garage Control(s), Microwave, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer |
| Heating           | Hot Water                                                                                                                                                                     |
| Cooling           | Wall/Window Unit(s)                                                                                                                                                           |
| # of Stories      | 4                                                                                                                                                                             |
| Basement          | None                                                                                                                                                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 16th, 2025  
Days on Market        15  
Zoning                      MC-1

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.