

# \$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, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave
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                37  
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.