

# \$309,900 - 202, 70 Sage Hill Walk Nw, Calgary

MLS® #A2201174

**\$309,900**

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

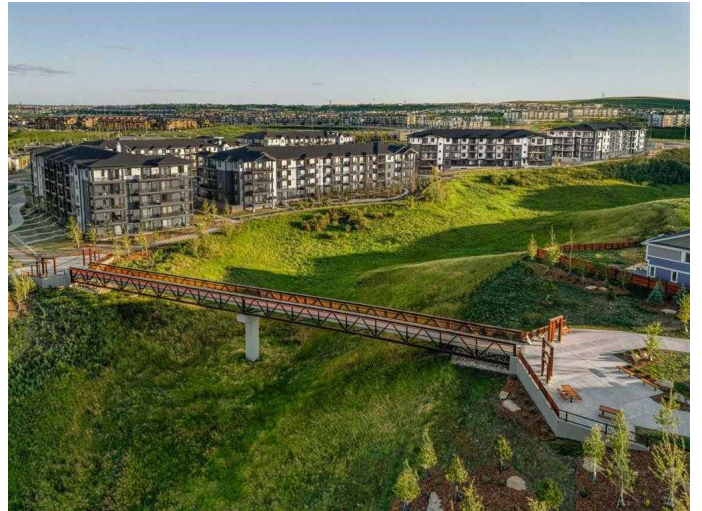
Sage Hill, Calgary, Alberta

The Carr 2 is a 1-bedroom, 1-bath, offering 502 sq. ft. of thoughtfully designed living space. Features include underground titled parking, stainless steel appliances, air conditioning, and an upgraded kitchen equipped with quartz countertops, a full-height stylish backsplash, and soft-close cabinetry. The unit boasts 9-foot ceilings, extra-large double-pane windows, and 8-foot-wide patio doors that provide abundant natural light. In-suite laundry adds convenience. Available for possession within 30 days, this home is ideally situated near walking trails, shopping centers, and Stoney Trail, ensuring easy access throughout the city. It also comes with a 5-year Alberta New Home Warranty for stress-free ownership.

Built in 2025

## Essential Information

MLS® #	A2201174
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	502
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment



Style Single Level Unit  
Status Active

### Community Information

Address 202, 70 Sage Hill Walk Nw  
Subdivision Sage Hill  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3R 2H6

### Amenities

Amenities Elevator(s), Park, Trash  
Parking Spaces 1  
Parking Titled, Underground  
# of Garages 1

### Interior

Interior Features Built-in Features  
Appliances Electric Range, Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer  
Heating Baseboard, Hot Water, Natural Gas  
Cooling Wall Unit(s)  
# of Stories 4

### Exterior

Exterior Features Balcony  
Roof Asphalt Shingle  
Construction Wood Frame

### Additional Information

Date Listed March 11th, 2025  
Days on Market 1  
Zoning MC-2

### Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.