

# \$269,900 - 202, 70 Sage Hill Walk Nw, Calgary

MLS® #A2201174

## \$269,900

1 Bedroom, 1.00 Bathroom, 502 sqft  
Residential on 0.00 Acres

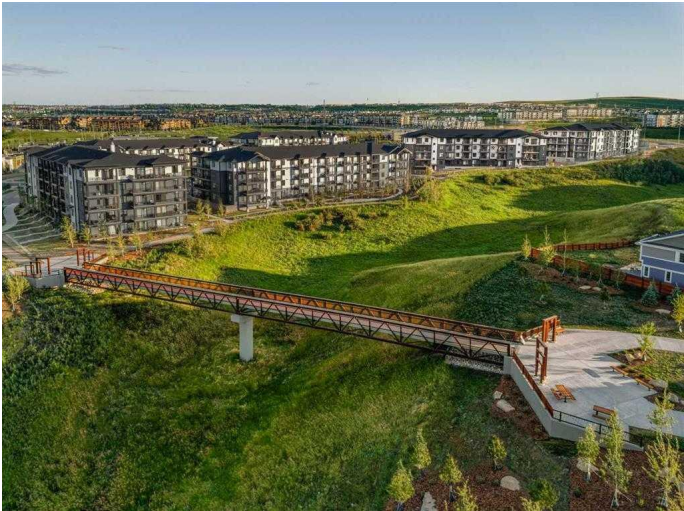
Sage Hill, Calgary, Alberta

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          | \$269,900   |
| 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        | Underground, Titled      |
| # of Garages   | 1                        |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                                                                                                                                     |
| Appliances        | Microwave Hood Fan, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                                                                                                                     |
| 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 | 96               |
| Zoning         | MC-2             |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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