

1411, 430 Sage Hill Road NW
Calgary, Alberta

MLS # A2260853



\$289,900



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		
Heating:	Hot Water, Natural Gas		Water: -
Floors:	Ceramic Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 302
Basement:	None		LLD: -
Exterior:	Concrete, Wood Frame		Zoning: MC-2
Foundation:	Poured Concrete		Utilities: -
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	N/A		

Welcome to the Curnoe 2 by Logel Homes—a well-designed unit featuring cabinets with full-height fronts, quartz countertops, and luxury vinyl plank flooring throughout, with tile in the bathroom. The upgraded kitchen includes a modern backsplash, premium sink and faucet, and comes with stainless steel appliances. Enjoy year-round comfort with air conditioning, plus the convenience of an in-suite washer and dryer. Nine-foot ceilings and large windows provide plenty of natural light. This home includes a titled parking stall and is backed by the Alberta New Home Warranty. Located close to shopping, public transit, and major routes like Crowchild and Stoney Trail, it offers easy access across the city. With affordable condominium fees, this is a great opportunity to own a well-appointed home in a convenient location. Check out the drone view of the development here: https://youtu.be/DCdZsfx5LwI?si=TmEBxtan3G_d7sVP