

# \$299,900 - 202, 70 Sage Hill Walk Nw, Calgary

MLS® #A2201174

## \$299,900

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	\$299,900
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	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, 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	41
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 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.