

1209, 430 Sage Hill Road NW  
Calgary, Alberta

MLS # A2260281



\$259,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Sage Hill                          |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 502 sq.ft.                         | Age:   | 2025 (0 yrs old) |
| Beds:     | 1                                  | 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: | \$ 278 |
| Basement:   | None                      | LLD:       | -      |
| Exterior:   | Concrete, Wood Frame      | Zoning:    | MC-2   |
| Foundation: | Poured Concrete           | Utilities: | -      |
| Features:   | Elevator                  |            |        |

Inclusions: N/A

Logel Homes is proud to present The Carr 2 – featuring stylish cabinets, quartz countertops, and a beautifully upgraded kitchen complete with a designer backsplash, premium sink, and faucet. This home combines elegance and functionality. Enjoy stainless steel appliances, luxury vinyl plank flooring throughout, and elegant tile in the bathroom. The open-concept design, highlighted by 9 ft. ceilings and large windows, creates a bright, welcoming space filled with natural light. With central A/C included, you’ll stay comfortable year-round. Built by Logel Homes, this community is thoughtfully located along the ravine, offering a peaceful setting while still being just minutes from shopping, with quick access to Stoney Trail and Crowchild Trail for getting around the city. Plus, you’ll appreciate no HOA fees, a low condo fee of approximately \$278/month, and flexible possession available in 30–45 days.