

**3207, 430 Sage Hill Road NW**  
**Calgary, Alberta**

**MLS # A2280150**



**\$349,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

The Findlay 2 features cabinetry and quartz countertops throughout. This bright and modern unit offers 9-foot ceilings and large windows, creating an open and inviting living space. Luxury vinyl plank flooring, soft-close doors and drawers, and stainless steel appliances—including a refrigerator, smooth-top self-cleaning range, and over-the-range microwave with hood fan—are included. Quartz countertops extend into the bathrooms, and an in-suite washer and dryer complete the home. Located in Logel Homes’ award-winning Sage Hill Bridges community, this home includes Alberta New Home Warranty coverage, a complimentary consultation with a Logel Homes designer, and a \$10,000 upgrade credit toward any design selections of your choice.