

# \$259,900 - 1209, 430 Sage Hill Road Nw, Calgary

MLS® #A2260281

**\$259,900**

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes is proud to present The Carr 2 â€” 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, youâ€™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, youâ€™ll appreciate no HOA fees, a low condo fee of approximately \$278/month, and flexible possession available in 30â€”45 days.

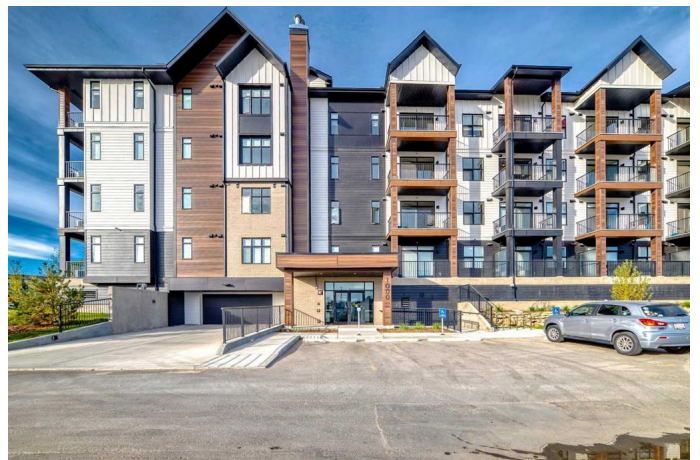
Built in 2025

## Essential Information

MLS® # A2260281

Price \$259,900

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     | 1209, 430 Sage Hill Road Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 2J9                     |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Parking, Secured Parking, Storage, Trash |
| Parking Spaces | 1                                        |
| Parking        | Stall, Titled                            |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator                                                                                                                                                                                                                      |
| Appliances        | Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave Hood Fan, Wall/Window Air Conditioner, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer |
| Heating           | Hot Water, Natural Gas                                                                                                                                                                                                        |
| Cooling           | Wall Unit(s)                                                                                                                                                                                                                  |
| # of Stories      | 4                                                                                                                                                                                                                             |
| Basement          | None                                                                                                                                                                                                                          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 36                   |
| Zoning         | MC-2                 |

**Listing Details**

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

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