

**101, 50 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2159671**



**\$469,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** None

The "Atwood 2" by Logel Homes is a remarkable offering from Calgary's Multi-Family Builder of the Year for the last three consecutive years. This two-bedroom, two-bath home showcases Logel Homes' commitment to quality, with features such as stainless steel appliances, luxury vinyl plank flooring, 9-foot ceilings, quartz countertops, air conditioning, and a gas line to the deck for your BBQ. The suite also includes Logel Homes' exclusive makeup air system, ensuring a year-round supply of fresh air. A standout feature of the Atwood 2 ES is its oversized patio, which offers views of the surrounding green space—perfect for relaxing or entertaining. The kitchen features a generously sized island with stylish pendant lighting, creating a warm and inviting space. Additional conveniences include underground heated parking and extra storage. The purchase price covers GST (rebate to the builder) and legal fees for owner-occupied units. Logel Homes has consistently ranked #1 in independent customer satisfaction surveys for seven years running and boasts five-star Google reviews. Located in the sought-after Sage Hill community, the Atwood 2 offers access to natural ravines, walking paths, and nearby shopping. Experience why Logel Homes continues to set the standard in Calgary's multi-family living.