

\$249,900 - 311, 40 Sage Hill Walk Nw, Calgary

MLS® #A2204459

\$249,900

1 Bedroom, 1.00 Bathroom, 432 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Modern 1-Bedroom Condo â€” Stylish,
Comfortable & Convenient

Welcome to your dream condoâ€”a sleek,
modern retreat designed for comfort and
convenience. Whether you're a first-time
buyer, investor, or looking for a cozy new
space, this property offers everything you
need.

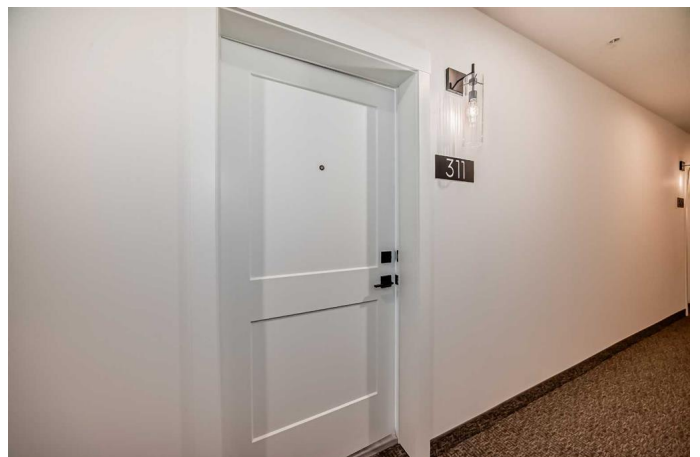
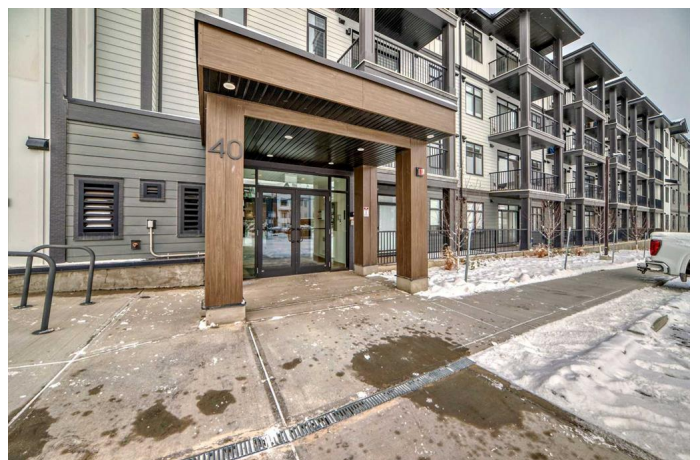
Unit Features:

Spacious one-bedroom with large windows
providing plenty of natural light.
Modern bathroom with a clean, stylish design.
Functional, open-concept kitchen with ample
counter space.
Large living room, perfect for relaxing or
entertaining.
Private balcony offering fresh air and scenic
views.
In-unit laundry with a full-size washer and
dryer.
Dedicated surface parking space and included
storage locker.

Building Features:

Quiet, well-maintained complex with elevator
access.
Contemporary vinyl plank flooring throughout.
Location Benefits:

Easy access to Stoney Trail, Sarcee Trail, and
Shaganappi Trail for a quick commute.



Close to schools, public transportation, shopping, and business hubs.

Additional Details:

Built in 2023 with a modern layout and high-quality finishes.

Standard warranty applies, covering 2, 5, and 10 years.

Ideal as an investment property or a comfortable new home.

Schedule a viewing today to see this exceptional condo in person.

Built in 2023

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2204459 |
| Price | \$249,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 432 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 311, 40 Sage Hill Walk Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 2C5 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------|
| Exterior Features | Balcony |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 19 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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 MLSÂ®, Multiple Listing ServiceÂ® 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.