

\$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.

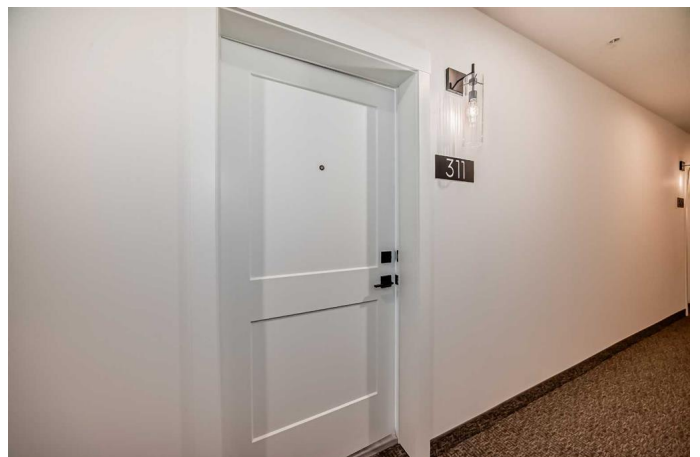
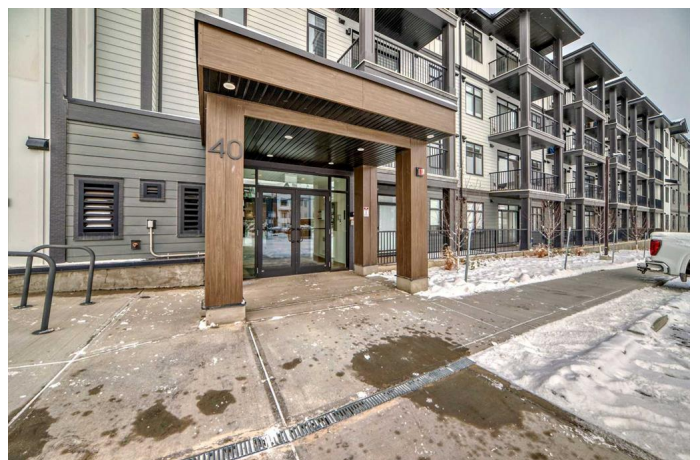
Unit Features:

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, Sarcree 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 | 33 |
| Zoning | DC |

Listing Details

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

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