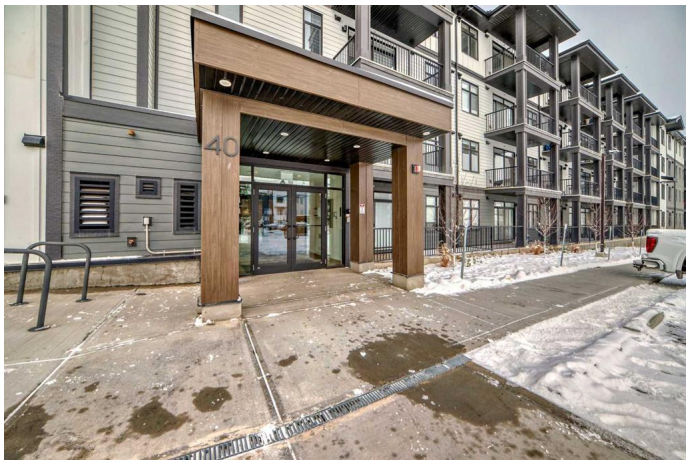
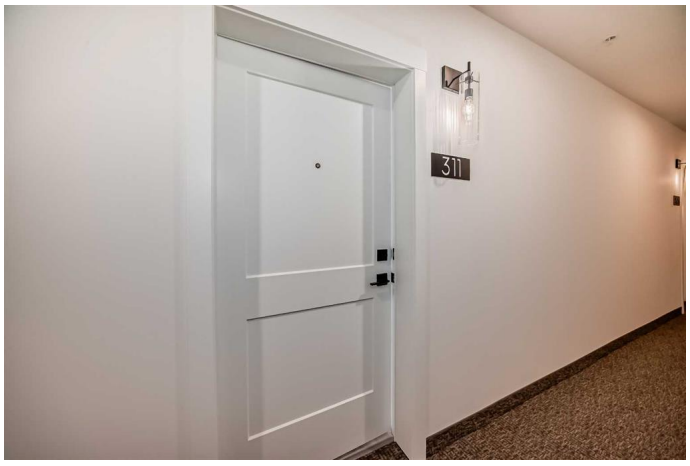
$237,500 - 311, 40 Sage Hill Walk Nw, Calgary

MLS® #A2204459

$237,500
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	$237,500
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	42
Zoning	DC

Listing Details

Listing Office	Grassroots Realty Group

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