

# \$340,000 - 408, 40 Sage Hill Walk Nw, Calgary

MLS® #A2215706

**\$340,000**

1 Bedroom, 2.00 Bathroom, 629 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning, modern 1-bedroom condo—an ideal space for first-time buyers, savvy investors, or anyone seeking a comfortable, low-maintenance home. Built in 2023, this beautifully designed unit features a spacious bedroom with large windows that flood the space with natural light, complemented by a sleek 4-piece ensuite bathroom. The open-concept kitchen boasts stainless steel appliances, an eat-up island, and flows seamlessly into a bright living area—perfect for relaxing or entertaining guests. Step outside onto your private balcony to enjoy fresh air and scenic views. Additional highlights include in-unit laundry with a full-size washer and dryer, air conditioning, and a convenient half-bathroom for guests. The condo also comes with a titled underground parking stall and a separate storage locker. Located in a quiet, well-maintained complex, this home offers unmatched convenience with quick access to major routes including Stoney Trail, Sarcee Trail, and Shaganappi Trail. You're just minutes away from schools, public transit, shopping centers, dining options, and key business hubs. Pet-friendly with board approval. This condo blends style, function, and location—making it a perfect place to call home or a valuable addition to your investment portfolio.

Built in 2023



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215706          |
| Price          | \$340,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 629               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 408, 40 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 2C5                   |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                              |
| Parking        | Titled, Underground                            |
| # of Garages   | 1                                              |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Hot Water, Natural Gas                                          |
| Cooling           | Wall Unit(s)                                                               |
| # of Stories      | 4                                                                          |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Cement Fiber Board, Wood Frame

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market        45  
Zoning                  DC

**Listing Details**

Listing Office           eXp Realty

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