

\$269,999 - 311, 40 Sage Hill Walk Nw, Calgary

MLS® #A2181113

\$269,999

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

Sage Hill, Calgary, Alberta

Welcome to your dream condo—a sleek, modern retreat with everything you need and more! Whether you're a first-time buyer, savvy investor, or looking for a cozy new space to call home, this property delivers on all fronts.

Unit Highlights

Comfortable Living: Spacious 1-bedroom with plenty of natural light to make your mornings brighter.

Modern Bathroom: Chic, clean, and ready for your spa vibes. **Functional Kitchen:** Big, open, and perfect for whipping up your culinary masterpieces.

Big Living Room: Relax, entertain, or Netflix the night away.

Private Balcony: Step outside to enjoy a breath of fresh air and lovely views.

In-Unit Laundry: Full-size washer and dryer for ultimate convenience.

Surface Parking: A dedicated spot waiting just for you!

Storage Locker Included

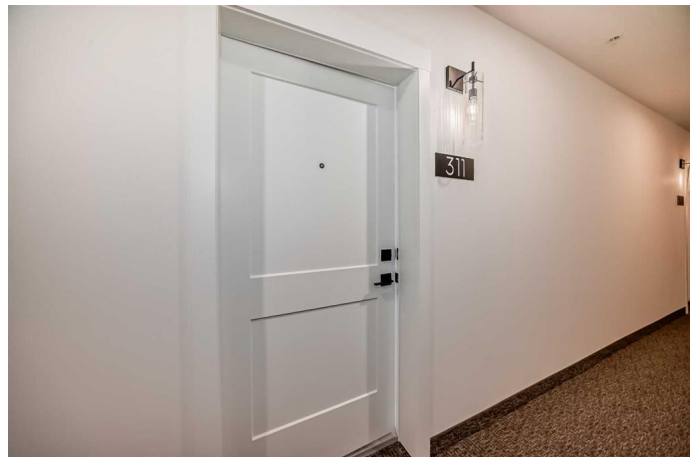
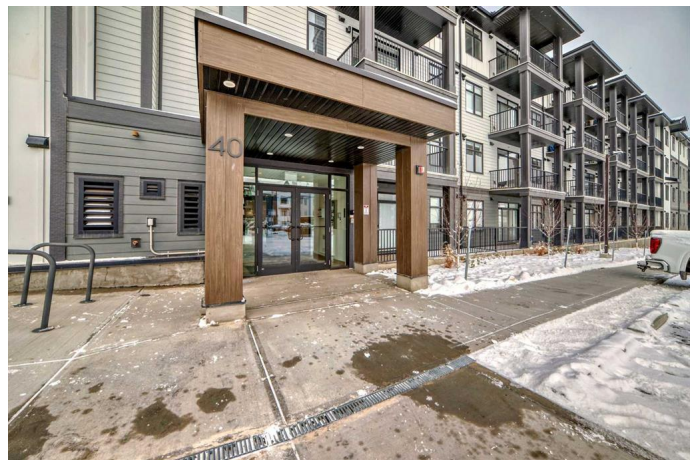
Building Features

Quiet and well-maintained with elevator access for effortless living.

Stylish vinyl plank flooring adds a contemporary touch.

Prime Location

Easy access to Stoney Trail, Sarcree Trail, and Shaganappi Trail—commutes are a breeze! Close to schools, bus stops, and nearby shopping & business hubs.



Why This Condo?

Perfect as an investment property or your new home, this gem offers a blend of comfort, convenience, and modern design. You'll love the 2023 build, thoughtful layout, and the opportunity to join a vibrant community.

1 year old property that was had a tenant at \$1650 per month rent.

Standard warranty still applies of 2, 5, and 10 years.

Don't wait—schedule your viewing today and make this condo yours!

Built in 2023

Essential Information

MLS® #	A2181113
Price	\$269,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	432
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	311, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1C5

Amenities

Amenities	None
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Parking Spaces 1
Parking Stall

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating Baseboard
Cooling None
of Stories 4

Exterior

Exterior Features Balcony
Construction Wood Frame

Additional Information

Date Listed November 26th, 2024
Days on Market 106
Zoning DC

Listing Details

Listing Office Grassroots Realty Group

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