

# \$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 – Stylish,  
Comfortable & Convenient

Welcome to your dream condo – 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.

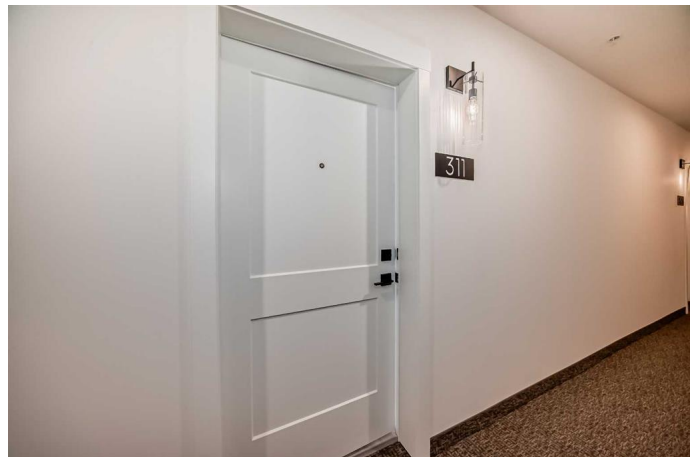
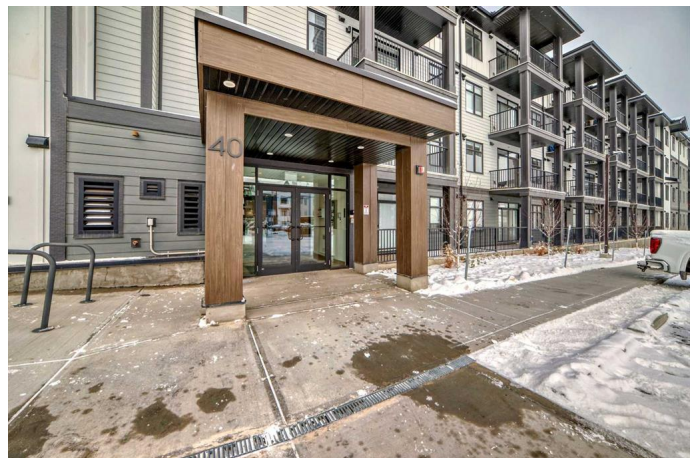
Building Features:

Quiet, well-maintained complex with elevator access.

Contemporary vinyl plank flooring throughout.

Location Benefits:

Easy access to Stoney Trail, Sarccee 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	35
Zoning	DC

## Listing Details

Listing Office	Grassroots Realty Group
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