

# \$275,000 - 302, 40 Sage Hill Walk Nw, Calgary

MLS® #A2205675

**\$275,000**

1 Bedroom, 1.00 Bathroom, 500 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

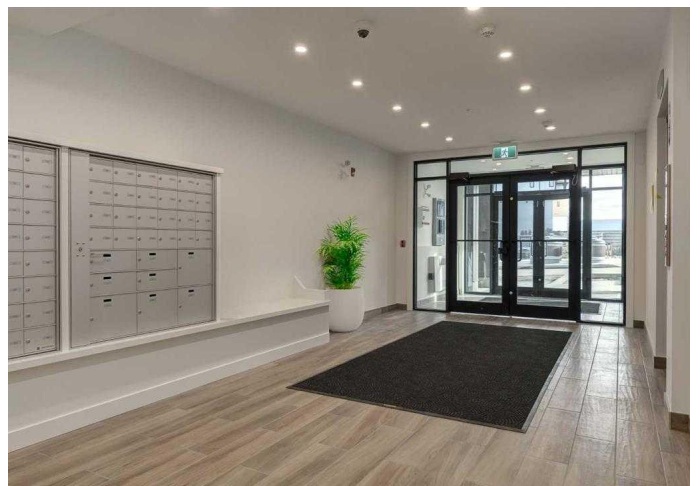
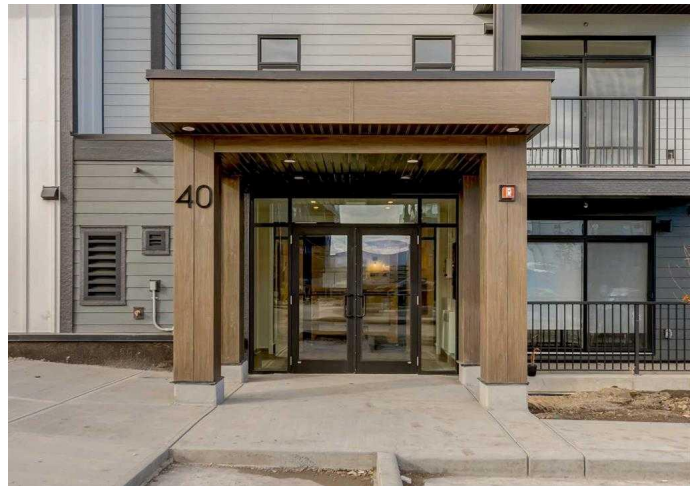
Stylish 1-Bedroom Condo in Sage Hill â€“  
Move-In Ready!

Discover this chic and well-maintained 1-bedroom condo, perfectly situated in a quiet, professionally managed complex in Sage Hill. Ideal for professionals, first-time buyers, investors, or those looking to downsize, this unit offers both comfort and modern style.

Step inside to find luxury vinyl plank flooring throughout, complementing the warm tones and trendy decor. Near the entrance, you'll find a full bathroom, coat closet, and convenient in-suite laundry. The well-appointed bedroom features a spacious closet and an interior feature window, allowing natural light to flow from the main living area.

The open-concept kitchen and living space is designed for both function and style, featuring Shaker-style cabinetry with a rich wood finish, quartz countertops, stainless steel appliances, and a subway tile backsplash. The kitchen seamlessly connects to the bright and airy living room, offering flexibility for various furniture layouts.

Double sliding doors lead to a generous covered balcony, complete with aluminum railings, privacy glass, and a gas hookup for your BBQâ€“perfect for outdoor enjoyment year-round. Located close to shopping, dining, transit, parks, and walking paths, with easy



access to Stoney Trail and Shaganappi Trail, this condo offers convenience and lifestyle in one package. Don't miss this opportunity—schedule your viewing today!

Built in 2023

### Essential Information

MLS® #	A2205675
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1C5

### Amenities

Amenities	Elevator(s), Park, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard

Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Barbecue
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	17
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.