

\$280,000 - 417, 40 Sage Hill Walk Nw, Calgary

MLS® #A2218961

\$280,000

1 Bedroom, 1.00 Bathroom, 499 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

*** Welcome to Sage Hill – A beautiful TOP FLOOR- condo where you can discover the perfect blend of style, convenience, and accessibility while living in a prime NW Calgary location. This top-floor condo offers the perfect blend of style, convenience, and accessibility with a modern touch. Inside boasts 9-foot ceilings and an abundance of natural light pouring through the oversized sliding glass door. Designed as a spec home, it features floor-to-ceiling soft-close shaker style cabinetry, a stylish black hardware package, stainless steel appliances, and elegant quartz countertops. The bedroom comes with a large closet and fits a KING SIZED BED. Lighting has been upgraded throughout, complementing a newly installed barn board accent wall for added character. The bathroom showcases upgraded marble-appearance tile, a quartz countertop and an additional pot light in the shower, making your daily routine feel luxurious. For summer evenings, relax on your large balcony that is roughly 90 sq.ft – complete with a natural gas BBQ hookup – and take in views of the serene walking paths below. Step outside and enjoy being just moments away from the T&T Supermarket, Planet Fitness, Bulk Barn, and a wide variety of restaurants, banks, and retail shops – including Walmart and Sobeys – making it ideal for everything from a quick grocery run to a night out in the city. Commuters will appreciate the easy access to Stoney Trail (roughly 2 km away), offering



smooth connections across Calgary and beyond. For those using public transit, you're conveniently located along a major bus route with service to the LRT Station. Additional features include a titled outdoor parking stall and an assigned storage locker, providing ample space for your lifestyle needs. Don't miss your opportunity to own this stylish, move-in-ready condo in a thriving community. Book your showing today and envision the possibilities of calling Sage Hill home! The seller is currently renting an UNDERGROUND PARKING STALL for \$125 per month and would be able to transfer that over to the buyer upon approval of the stall owner. There are always advertisements for underground parking rentals available within the condo building.

Built in 2023

Essential Information

MLS® #	A2218961
Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	499
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	417, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R2C5

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame

Additional Information

Date Listed	May 7th, 2025
Days on Market	33
Zoning	DC

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.