

# \$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 â€” Stylish,  
Comfortable & Convenient

Welcome to your dream condoâ€”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.

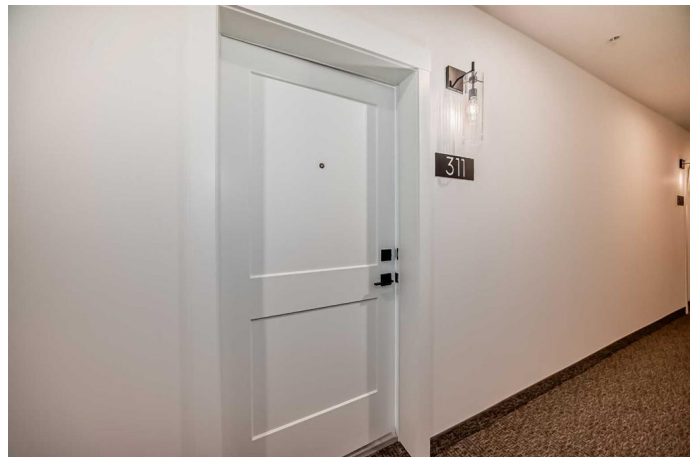
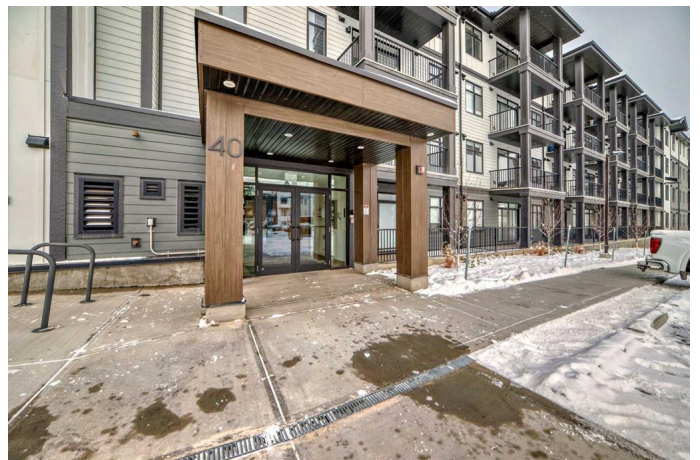
Unit Features:

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, Sarcree 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	15
Zoning	DC

## Listing Details

Listing Office	Grassroots Realty Group
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