

# \$340,000 - 408, 40 Sage Hill Walk Nw, Calgary

MLS® #A2215706

**\$340,000**

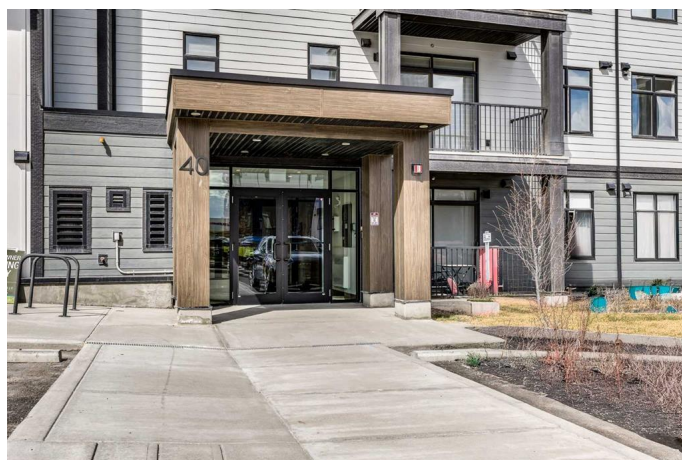
1 Bedroom, 2.00 Bathroom, 629 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning, modern 1-bedroom condo—an ideal space for first-time buyers, savvy investors, or anyone seeking a comfortable, low-maintenance home. Built in 2023, this beautifully designed unit features a spacious bedroom with large windows that flood the space with natural light, complemented by a sleek 4-piece ensuite bathroom. The open-concept kitchen boasts stainless steel appliances, an eat-up island, and flows seamlessly into a bright living area—perfect for relaxing or entertaining guests. Step outside onto your private balcony to enjoy fresh air and scenic views. Additional highlights include in-unit laundry with a full-size washer and dryer, air conditioning, and a convenient half-bathroom for guests. The condo also comes with a titled underground parking stall and a separate storage locker. Located in a quiet, well-maintained complex, this home offers unmatched convenience with quick access to major routes including Stoney Trail, Sarcee Trail, and Shaganappi Trail. You're just minutes away from schools, public transit, shopping centers, dining options, and key business hubs. Pet-friendly with board approval. This condo blends style, function, and location—making it a perfect place to call home or a valuable addition to your investment portfolio.

Built in 2023



## Essential Information

MLS® #	A2215706
Price	\$340,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	629
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	408, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C5

## Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

## Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
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Construction           Cement Fiber Board, Wood Frame

**Additional Information**

Date Listed           May 8th, 2025  
Days on Market       5  
Zoning                DC

**Listing Details**

Listing Office         eXp Realty

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