

# \$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.

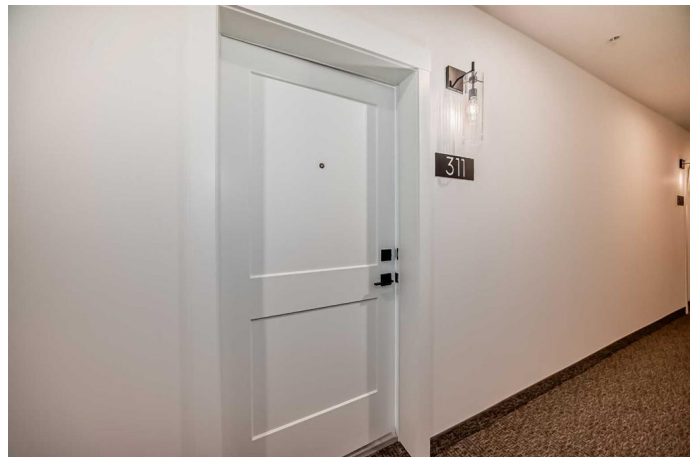
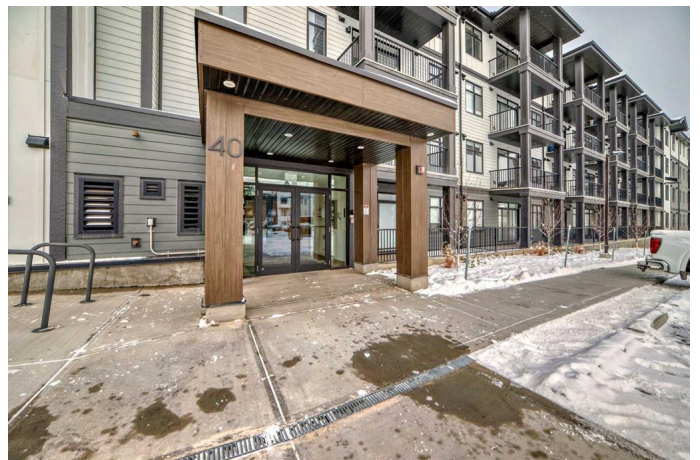
Unit Features:

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	33
Zoning	DC

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.