

# \$285,800 - 417, 40 Sage Hill Walk Nw, Calgary

MLS® #A2218961

**\$285,800**

1 Bedroom, 1.00 Bathroom, 499 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*\*OPEN HOUSE THIS SATURDAY, MAY 10TH, FROM 11AM-2PM\*\*\* 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. 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 – 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 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!

Built in 2023

**Essential Information**

MLS® #	A2218961
Price	\$285,800
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	1
Zoning	DC

## Listing Details

Listing Office	Royal LePage Benchmark
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