

\$263,000 - 302, 40 Sage Hill Walk Nw, Calgary

MLS® #A2205675

\$263,000

1 Bedroom, 1.00 Bathroom, 500 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

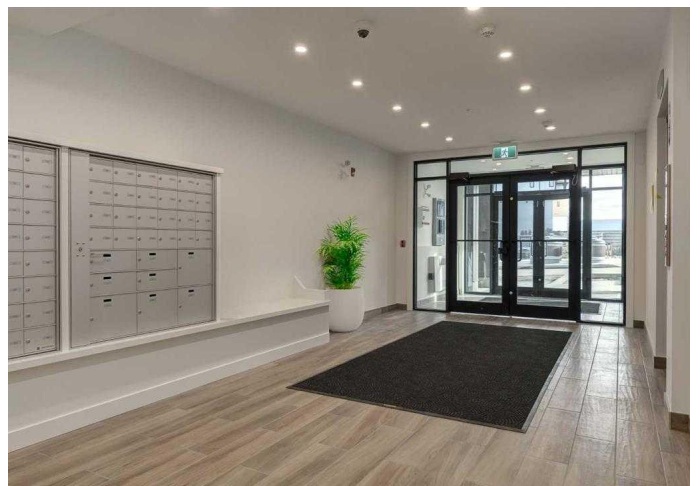
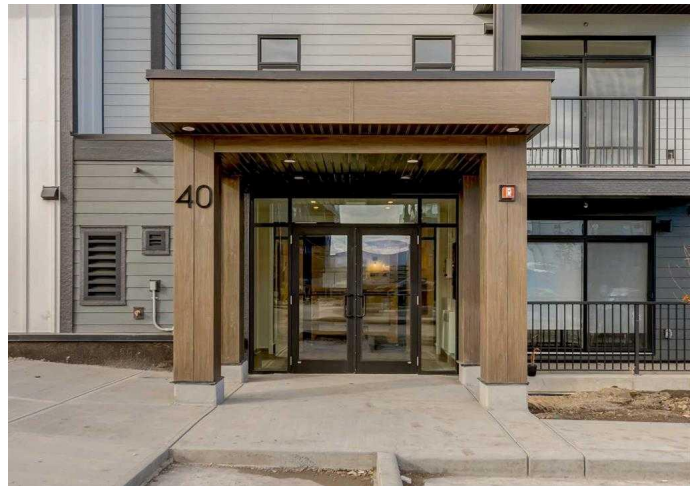
| \$12,000 PRICE DROPPED | Stylish
1-Bedroom Condo in Sage Hill â€œ Move-In
Ready!

Discover this chic and well-maintained
1-bedroom condo, perfectly situated in a quiet,
professionally managed complex in Sage Hill.
Ideal for professionals, first-time buyers,
investors, or those looking to downsize, this
unit offers both comfort and modern style.

Step inside to find luxury vinyl plank flooring
throughout, complementing the warm tones
and trendy decor. Near the entrance, you'll find
a full bathroom, coat closet, and convenient
in-suite laundry. The well-appointed bedroom
features a spacious closet and an interior
feature window, allowing natural light to flow
from the main living area.

The open-concept kitchen and living space is
designed for both function and style, featuring
Shaker-style cabinetry with a rich wood finish,
quartz countertops, stainless steel appliances,
and a subway tile backsplash. The kitchen
seamlessly connects to the bright and airy
living room, offering flexibility for various
furniture layouts.

Double sliding doors lead to a generous
covered balcony, complete with aluminum
railings, privacy glass, and a gas hookup for
your BBQâ€”perfect for outdoor enjoyment
year-round. Located close to shopping, dining,



transit, parks, and walking paths, with easy access to Stoney Trail and Shaganappi Trail, this condo offers convenience and lifestyle in one package. Don't miss this opportunity—schedule your viewing today!

Built in 2023

Essential Information

MLS® #	A2205675
Price	\$263,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	302, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1C5

Amenities

Amenities	Elevator(s), Park, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Barbecue
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 28th, 2025
Days on Market	33
Zoning	DC

Listing Details

Listing Office	eXp Realty
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