\$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€" 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 opportunityâ€"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 Calgary County 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 36
Zoning DC

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.