

\$408,990 - 316, 40 Sage Hill Walk Nw, Calgary

MLS® #A2260157

\$408,990

2 Bedroom, 2.00 Bathroom, 959 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Hill, where modern living meets everyday convenience. This third-floor corner unit at #316, 40 Sage Hill Walk NW is more than just a condo, it's a home designed for connection, comfort, and lifestyle.

Step inside to a bright and thoughtfully designed open-concept layout, where natural light pours through large windows. The heart of the home is the chef-inspired kitchen, featuring crisp white cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, and a generous island with seating. Perfect for morning coffee or gathering with friends, this kitchen blends style and functionality.

The adjoining dining and living areas flow seamlessly together, opening to a large west-facing balcony that feels like an outdoor extension of your home. There is plenty of room for gatherings, barbecues, or simply relaxing while enjoying the afternoon and evening sun.

Unwind in the spacious primary suite, complete with a walk-through closet featuring upgraded built-in dressers and a 4-piece ensuite with modern finishes and a glass-enclosed shower. A second full bedroom and bathroom provide flexibility for family, guests, or a dedicated home office. With in-suite laundry and plenty of storage, every detail has been carefully considered for



everyday ease.

Practicality meets peace of mind with titled tandem underground parking, offering secure space for two vehicles or the option to use part of it for bikes, seasonal gear, or extra storage. An assigned storage locker adds even more functionality, while air conditioning ensures year-round comfort. Low condo fees make this an ideal option for first-time buyers, investors, or downsizers seeking value without compromise.

Just outside your door, Sage Hill continues to grow. In addition to its established shopping, dining, and natural ravine pathways, exciting new retail spaces are under development nearby. Imagine grabbing your morning latte, dining out at new local restaurants, or running errands just steps from home, all without leaving the community. This expansion means even more convenience, walkability, and vibrancy in the years ahead, making this an investment in both lifestyle and future potential.

When it's time to head out, you'll love the quick access to Stoney Trail, Calgary's major ring road. Whether you're commuting downtown, heading to the airport, or escaping to the mountains for a weekend adventure, this location makes getting anywhere in the city simple and stress-free.

This is more than a home, it's a lifestyle. Whether you're starting fresh, investing, or simplifying, this corner-unit condo invites you to settle into comfort and style in one of Calgary's most desirable northwest communities.

Built in 2023

Essential Information

MLS® #	A2260157
Price	\$408,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	316, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2C5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Tandem, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line
-------------------	---------------------------------

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	40
Zoning	DC

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.