

\$329,900 - 314, 40 Sage Hill Walk Nw, Calgary

MLS® #A2251806

\$329,900

2 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Open House: September 6, 1:00 PM - 4:00 PM. Welcome to this immaculate 2-bedroom, 1-bathroom apartment in the highly sought-after community of Sage Hill. Built in 2023, this stylish home offers excellent privacy and panoramic views. The open-concept layout seamlessly connects the living room and contemporary kitchen, featuring a huge island with a breakfast bar that serves as both a functional workspace and casual dining area. The kitchen includes sleek cabinetry, quartz countertops, and stainless-steel appliances. Featuring a spacious primary bedroom and a sizable second bedroom, this home offers both comfort and functionality. A modern 4-piece bathroom and convenient in-suite laundry add to everyday ease. Additional highlights include low condo fees with water and heat included, a titled parking stall in the heated underground parked, and a dedicated storage locker. Perfectly located, this home is within walking distance to Walmart, T&T Supermarket, Tim Hortons, and McDonalds, with Costco, Home Depot, and Canadian Tire just minutes away. Combining prime location, modern finishes, and impeccable condition, this residence truly stands out as a gem in Sage Hill.

Built in 2023

Essential Information

MLS® #

A2251806



Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	314, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C5

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 29th, 2025
-------------	-------------------

Days on Market	42
Zoning	DC

Listing Details

Listing Office	TrustPro 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.