

\$325,000 - 408, 40 Sage Hill Walk Nw, Calgary

MLS® #A2260883

\$325,000

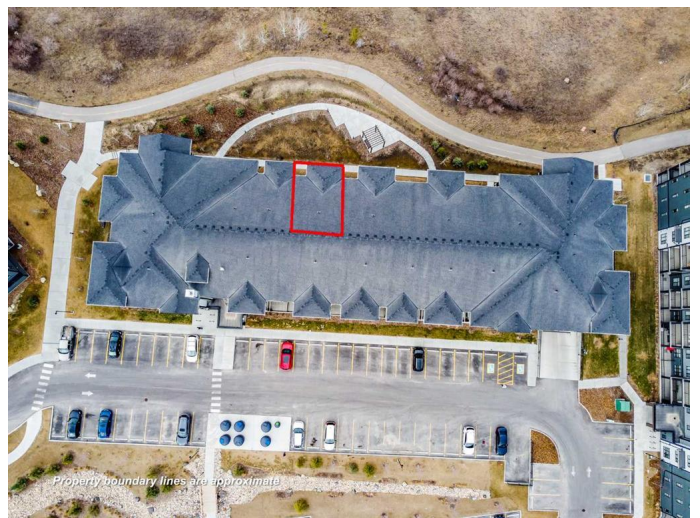
1 Bedroom, 2.00 Bathroom, 629 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning, fully furnished, modern 1-bedroom condo—an ideal space for first-time buyers, savvy investors, or anyone seeking a comfortable, low-maintenance home. Built in 2023, this beautifully designed unit features a spacious bedroom with large windows that flood the space with natural light, complemented by a sleek 4-piece ensuite bathroom. The open-concept kitchen boasts stainless steel appliances, an eat-up island, and flows seamlessly into a bright living area—perfect for relaxing or entertaining guests. Step outside onto your private balcony to enjoy fresh air and scenic views. Additional highlights include in-unit laundry with a full-size washer and dryer, air conditioning, and a convenient half-bathroom for guests. The condo also comes with a titled underground parking stall and a separate storage locker. Located in a quiet, well-maintained complex, this home offers unmatched convenience with quick access to major routes including Stoney Trail, Sarcee Trail, and Shaganappi Trail. You're just minutes away from schools, public transit, shopping centers, dining options, and key business hubs. Pet-friendly with board approval. This condo blends style, function, and location—making it a perfect place to call home or a valuable addition to your investment portfolio.

Built in 2023



Essential Information

MLS® #	A2260883
Price	\$325,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	629
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	408, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C5

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board, Wood Frame

Additional Information

Date Listed	October 2nd, 2025
Days on Market	8
Zoning	DC

Listing Details

Listing Office	eXp 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.