

# \$254,900 - 302, 40 Sage Hill Walk Nw, Calgary

MLS® #A2205675

**\$254,900**

1 Bedroom, 1.00 Bathroom, 500 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

| PRICE DROPPED | Stylish 1-Bedroom  
Condo in Sage Hill – 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 BBQ—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. Donâ€™t miss this opportunityâ€”schedule your viewing today!

Built in 2023

**Essential Information**

MLS® #	A2205675
Price	\$254,900
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), Visitor Parking, Parking, Park, Trash
Parking Spaces	1
Parking	Titled, Stall

**Interior**

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan
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	93
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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