



GRASSROOTS
REALTY GROUP

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116, 40 Sage Hill Walk NW
Calgary, Alberta

MLS # A2215452



\$433,800

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

This upgraded corner unit offers 2 bedrooms, 2 bathrooms, and comes with TWO parking stalls — a titled underground stall and a surface stall conveniently located near the front entrance. Located on the main floor, this home features an elevated balcony — offering extra privacy and security compared to standard ground-level patios. Inside, the modern kitchen is equipped with built-in wall appliances — a wall oven, electric cooktop, built-in microwave, chimney-style hood fan — plus 41” upper cabinets, under-cabinet lighting, and an extended island for added prep and seating space. Upgraded finishes include quartz countertops, luxury vinyl plank flooring, and designer sinks and fixtures throughout. The spacious living area boasts large windows, upgraded lighting and door to the patio overlooking the greenspace. Both bathrooms feature tiled floors, with a fully tiled shower in the ensuite and a tiled tub/shower combo in the main bathroom. The primary bedroom includes a walk-in closet, and the unit is complete with a full-size washer and dryer, air conditioning, and a BBQ gas line on the patio. Additional amenities include fob-secured building entry, security cameras, and secure patio access. Ideally located steps from shopping, dining, parks, and scenic walking paths, this is a rare opportunity for convenience, comfort, and quality in Sage Hill.