



GRASSROOTS
REALTY GROUP

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408, 40 Sage Hill Walk NW
Calgary, Alberta

MLS # A2215706

\$340,000



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 322
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this stunning, 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.