



GRASSROOTS
REALTY GROUP

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**417, 40 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2218961



\$285,800

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	499 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Curtains, TV mount in bedroom.

OPEN HOUSE THIS SATURDAY, MAY 10TH, FROM 11AM-2PM Welcome to Sage Hill – A beautiful TOP FLOOR- condo where you can discover the perfect blend of style, convenience, and accessibility while living in a prime NW Calgary location. This top-floor condo offers the perfect blend of style, convenience, and accessibility with a modern touch. Inside boasts 9-foot ceilings and an abundance of natural light pouring through the oversized sliding glass door. Designed as a spec home, it features floor-to-ceiling soft-close shaker style cabinetry, a stylish black hardware package, stainless steel appliances, and elegant quartz countertops. Lighting has been upgraded throughout, complementing a newly installed barn board accent wall for added character. The bathroom showcases upgraded marble-appearance tile, a quartz countertop and an additional pot light in the shower, making your daily routine feel luxurious. For summer evenings, relax on your large balcony—complete with a natural gas BBQ hookup—and take in views of the serene walking paths below. Step outside and enjoy being just moments away from T&T Supermarket, Planet Fitness, Bulk Barn, and a wide variety of restaurants, banks, and retail shops—including Walmart and Sobeys—making it ideal for everything from a quick grocery run to a night out in the city. Commuters will appreciate the easy access to Stoney Trail (roughly 2 km away), offering smooth connections across Calgary and beyond. For those using public transit, you're conveniently located along a major bus route with service to the LRT Station. Additional features include a titled outdoor parking stall and an assigned storage locker, providing ample space for your lifestyle needs. Don’t miss your opportunity to own this stylish, move-in-ready condo in a thriving community. Book

your showing today and envision the possibilities of calling Sage Hill home!