



GRASSROOTS
REALTY GROUP

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316, 40 Sage Hill Walk NW
Calgary, Alberta

MLS # A2277357



\$398,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Dresses in Primary Walk-In Closet		

A rare and highly sought-after feature, this home offers titled tandem underground parking that comfortably fits two full-size SUVs, making everyday life easier for busy households. Whether it's school drop-offs, weekend activities, or simply the convenience of secure parking for two vehicles, this setup is ideal for a young family or active buyers who value space, flexibility, and long-term practicality. Located in Sage Hill, this third-floor corner unit at #316, 40 Sage Hill Walk NW is more than just a condo; it's a home designed for connection, comfort, and lifestyle. Step inside to a bright and thoughtfully designed open-concept layout, where natural light pours through large windows. The heart of the home is the chef-inspired kitchen, featuring crisp white cabinetry, quartz countertops, a subway tile backsplash, stainless steel appliances, and a generous island with seating. Perfect for morning coffee or gathering with friends, this kitchen blends style and functionality. The adjoining dining and living areas flow seamlessly together, opening to a large west-facing balcony that feels like an outdoor extension of your home. There is plenty of room for gatherings, barbecues, or simply relaxing while enjoying the afternoon and evening sun. Unwind in the spacious primary suite, complete with a walk-through closet featuring upgraded built-in dressers and a 4-piece ensuite with modern finishes and a glass-enclosed shower. A second full bedroom and bathroom provide flexibility for family, guests, or a dedicated home office. With in-suite laundry and plenty of storage, every detail has been carefully considered for everyday ease. An assigned storage locker adds even more functionality, while air conditioning ensures year-round comfort. Low condo fees make this an ideal option for first-time buyers, investors, or downsizers seeking value without compromise. Just

outside your door, Sage Hill continues to grow. In addition to established shopping, dining, and scenic ravine pathways, exciting new retail spaces are under development nearby, bringing even more convenience and vibrancy to the community. Quick access to Stoney Trail makes commuting downtown, reaching the airport, or heading west to the mountains simple and stress-free. This is more than a home; it's a lifestyle. Whether you're starting fresh, growing your family, or investing for the future, this corner-unit condo offers comfort, practicality, and long-term potential in one of Calgary's most desirable northwest communities.