



**GRASSROOTS**  
REALTY GROUP

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**411, 40 Sage Hill Walk NW  
Calgary, Alberta**

**MLS # A2280159**



**\$265,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	436 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 258
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the best value that Sage Hill has to offer. This one-bedroom, one-bathroom TOP FLOOR condo is in pristine condition. As you walk into the unit you are greeted with an abundance of natural light and soaring 9-foot ceilings. The luxury vinyl plank flooring across the kitchen and living rooms are durable and low maintenance. The kitchen is bright, white and modern, with stainless steel appliances and quartz countertops. The living room opens to a large patio door and patio space, ideal for indoor/outdoor entertaining. The bedroom provides a convenient walkthrough closet with access to the four-piece bathroom. The unit also features an in-suite washer and dryer and central AC, perfect to stay cool for warm summer days. Window coverings consist of upgraded roller blinds. The unit also comes with titled above ground parking and an assigned storage unit for added convenience. Ideally located with quick access to major routes including Stoney Trail, Sarcee Trail, and Shaganappi Trail, this home puts you just minutes from schools, public transit, shopping centres. A perfect opportunity for first-time buyers, downsizers, or investors looking for a move-in-ready property in a highly accessible location. Call your favourite realtor today to book a showing.