



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

MLS # A2280159



\$265,000

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 258
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	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.