

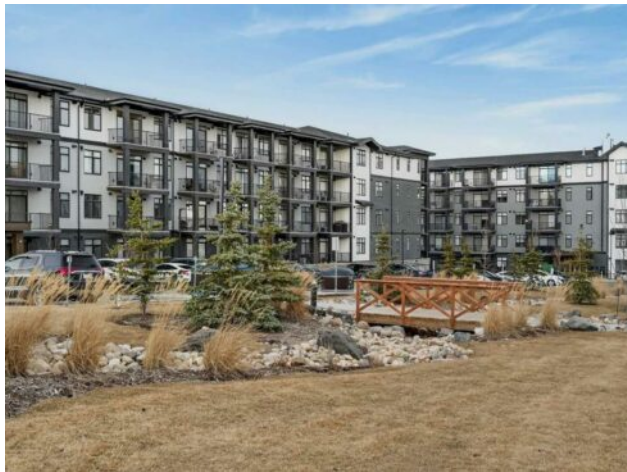


**GRASSROOTS**  
REALTY GROUP

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**313, 40 Sage Hill Walk NW  
Calgary, Alberta**

**MLS # A2284709**



**\$310,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	534 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to effortless living in Sage Hill Walk. This well-kept 2 Bedroom, 1 Bathroom home offers a thoughtful balance of everyday convenience and natural surroundings—ideal for first-time buyers or those seeking low-maintenance condo living without compromise. Inside, the home is bright and comfortable, enhanced by 9-foot ceilings and a functional layout that maximizes space and flow. The living area extends seamlessly to a generous private balcony, creating an easy extension for morning coffee or evening downtime. Air conditioning adds year-round comfort, while in-unit laundry provides the everyday practicality buyers value. An outdoor parking stall located just steps from the building entrance adds an extra layer of convenience, complemented by an assigned storage locker securely located in the underground parkade; perfect for seasonal items and additional storage needs. What truly sets this location apart is its rare duality. Just outside your door, a vibrant collection of grocery stores (T&T Supermarket, Walmart, Value Village), cafés, restaurants, and daily amenities are all within a short five-minute walk. In the opposite direction, expansive ravine and green-space pathways invite morning jogs, evening walks, and a connection to nature; offering a lifestyle that feels both connected and grounded. Whether you’re entering the market or looking for a practical, well-located home in a growing northwest community, this residence delivers comfort, convenience, and long-term livability in equal measure. This is a must see, contact your favourite Realtor and book a private showing today.