



**311, 40 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2181113**



**\$279,999**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	432 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	1	<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>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Welcome to your dream condo—a sleek, modern retreat with everything you need and more! Whether you're a first-time buyer, savvy investor, or looking for a cozy new space to call home, this property delivers on all fronts. **Unit Highlights** Comfortable Living: Spacious 1-bedroom with plenty of natural light to make your mornings brighter. Modern Bathroom: Chic, clean, and ready for your spa vibes. Functional Kitchen: Big, open, and perfect for whipping up your culinary masterpieces. Big Living Room: Relax, entertain, or Netflix the night away. Private Balcony: Step outside to enjoy a breath of fresh air and lovely views. **In-Unit Laundry:** Full-size washer and dryer for ultimate convenience. **Surface Parking:** A dedicated spot waiting just for you! **Building Features** Quiet and well-maintained with elevator access for effortless living. Stylish vinyl plank flooring adds a contemporary touch. **Prime Location** Easy access to Stoney Trail, Sarcee Trail, and Shaganappi Trail—commutes are a breeze! Close to schools, bus stops, and nearby shopping & business hubs. **Why This Condo?** Perfect as an investment property or your new home, this gem offers a blend of comfort, convenience, and modern design. You'll love the 2023 build, thoughtful layout, and the opportunity to join a vibrant community. 1 year old property that was had a tenant at \$1650 per month rent. Standard warranty still applies of 2, 5, and 10 years. Don't wait—schedule your viewing today and make this condo yours!