



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

MLS # A2181113



\$279,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	432 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 232
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	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! Storage Locker Included **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!**