



GRASSROOTS
REALTY GROUP

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311, 40 Sage Hill Walk NW
Calgary, Alberta

MLS # A2204459



\$237,500

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
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:	Elevator, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Modern 1-Bedroom Condo – Stylish, Comfortable & Convenient Welcome to your dream condo—a sleek, modern retreat designed for comfort and convenience. Whether you're a first-time buyer, investor, or looking for a cozy new space, this property offers everything you need. Unit Features: Spacious one-bedroom with large windows providing plenty of natural light. Modern bathroom with a clean, stylish design. Functional, open-concept kitchen with ample counter space. Large living room, perfect for relaxing or entertaining. Private balcony offering fresh air and scenic views. In-unit laundry with a full-size washer and dryer. Dedicated surface parking space and included storage locker. Building Features: Quiet, well-maintained complex with elevator access. Contemporary vinyl plank flooring throughout. Location Benefits: Easy access to Stoney Trail, Sarcee Trail, and Shaganappi Trail for a quick commute. Close to schools, public transportation, shopping, and business hubs. Additional Details: Built in 2023 with a modern layout and high-quality finishes. Standard warranty applies, covering 2, 5, and 10 years. Ideal as an investment property or a comfortable new home. Schedule a viewing today to see this exceptional condo in person.