



**GRASSROOTS**  
REALTY GROUP

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**405, 40 Sage Hill Walk  
Calgary, Alberta**

**MLS # A2212244**



**\$406,800**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 885 sq.ft.                         | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas, Radiant   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 424 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Top-Floor 2-Bedroom Condo in Sage Walk &ndash; Perfect for Small Families Welcome to your next home in the family-friendly community of Sage Walk! This top-floor 2-bedroom, 2-bathroom condo offers everything a small family needs&mdash;comfort, style, and unbeatable convenience. Enjoy a bright and open living space with 9-foot ceilings, luxury vinyl plank flooring, and plenty of natural light. The kitchen is thoughtfully designed with quartz countertops, a large island, soft-close cabinets, and stainless steel appliances&mdash;perfect for easy family meals or entertaining friends. Step out onto the balcony through a wide patio door and fire up the BBQ with the built-in gas line&mdash;ideal for relaxing evenings or weekend get-togethers. The primary bedroom is a peaceful retreat with a double-sink ensuite for busy mornings. A second full bathroom and spacious second bedroom are perfect for a child, guest room, or home office. Additional features include in-unit A/C, a fresh air intake system, underground heated titled parking, and a private storage locker. This location is a dream for families: \* Close to parks, green space, and walking/biking paths \* One bus ride to the University of Calgary \* Steps to T&T Supermarket, Walmart, Sobeys, restaurants, banks, and more \* Minutes to Costco, Canadian Tire, The Home Depot, and major retailers \* Easy access to Stoney Trail (201) for quick commutes This is more than just a condo&mdash;it's a comfortable, convenient lifestyle for your growing family. Book your showing today&mdash;you&rsquo;ll feel right at home!