

**417, 40 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2218961



\$280,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	499 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Curtains, TV mount in bedroom.

*** Welcome to Sage Hill – A beautiful TOP FLOOR- condo where you can discover the perfect blend of style, convenience, and accessibility while living in a prime NW Calgary location. This top-floor condo offers the perfect blend of style, convenience, and accessibility with a modern touch. Inside boasts 9-foot ceilings and an abundance of natural light pouring through the oversized sliding glass door. Designed as a spec home, it features floor-to-ceiling soft-close shaker style cabinetry, a stylish black hardware package, stainless steel appliances, and elegant quartz countertops. The bedroom comes with a large closet and fits a KING SIZED BED. Lighting has been upgraded throughout, complementing a newly installed barn board accent wall for added character. The bathroom showcases upgraded marble-appearance tile, a quartz countertop and an additional pot light in the shower, making your daily routine feel luxurious. For summer evenings, relax on your large balcony that is roughly 90 sq.ft—complete with a natural gas BBQ hookup—and take in views of the serene walking paths below. Step outside and enjoy being just moments away from the T&T Supermarket, Planet Fitness, Bulk Barn, and a wide variety of restaurants, banks, and retail shops—including Walmart and Sobeys—making it ideal for everything from a quick grocery run to a night out in the city. Commuters will appreciate the easy access to Stoney Trail (roughly 2 km away), offering smooth connections across Calgary and beyond. For those using public transit, you're conveniently located along a major bus route with service to the LRT Station. Additional features include a titled outdoor parking stall and an assigned storage locker, providing ample space for your lifestyle needs. Don’t miss your opportunity to own this stylish, move-in-ready condo in a thriving

community. Book your showing today and envision the possibilities of calling Sage Hill home! The seller is currently renting an UNDERGROUND PARKING STALL for \$125 per month and would be able to transfer that over to the buyer upon approval of the stall owner. There are always advertisements for underground parking rentals available within the condo building.