

# \$329,900 - 314, 40 Sage Hill Walk Nw, Calgary

MLS® #A2251806

**\$329,900**

2 Bedroom, 1.00 Bathroom, 583 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this immaculate 2-bedroom, 1-bathroom apartment in the highly sought-after community of Sage Hill. Built in 2023, this stylish home offers excellent privacy and panoramic views. The open-concept layout seamlessly connects the living room and contemporary kitchen, featuring a huge island with a breakfast bar that serves as both a functional workspace and casual dining area. The kitchen includes sleek cabinetry, quartz countertops, and stainless-steel appliances. Featuring a spacious primary bedroom and a sizable second bedroom, this home offers both comfort and functionality. A modern 4-piece bathroom and convenient in-suite laundry add to everyday ease. Additional highlights include low condo fees with water and heat included, a titled parking stall in the heated underground parked, and a dedicated storage locker. Perfectly located, this home is within walking distance to Walmart, T&T Supermarket, Tim Hortons, and McDonaldâ€™s, with Costco, Home Depot, and Canadian Tire just minutes away. Combining prime location, modern finishes, and impeccable condition, this residence truly stands out as a gem in Sage Hill.



Built in 2023

## Essential Information

MLS® #	A2251806
Price	\$329,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	314, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C5

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	August 29th, 2025
Zoning	DC

## Listing Details

Listing Office          TrustPro Realty

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