\$319,900 - 314, 40 Sage Hill Walk Nw, Calgary

MLS® #A2251806

\$319,900

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

Sage Hill, Calgary, Alberta

Open House: September 6, 1:00 PM - 4:00 PM. 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 McDonald'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 \$319,900

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

Days on Market 63
Zoning DC

Listing Details

Listing Office TrustPro Realty

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