

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

MLS® #A2251806

\$329,900

2 Bedroom, 1.00 Bathroom, 583 sqft

Single Family 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 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. (id:6289)

Built in 2023

Essential Information

Listing # A2251806



Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Square Footage	583
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	314, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R2C5

Amenities

Amenities	Playground, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Baseboard heaters
Cooling	Central air conditioning
# of Stories	4

Exterior

Exterior	Vinyl siding
Construction	Wood frame

Listing Details

Listing Office	TrustPro Realty
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Listing information last updated on October 14th, 2025 at 1:46pm PDT