

# \$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

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 McDonalds, 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 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 15 |
| Zoning         | DC |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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