

# \$406,800 - 405, 40 Sage Hill Walk, Calgary

MLS® #A2212244

**\$406,800**

2 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Top-Floor 2-Bedroom Condo in Sage Walk â€”  
Perfect for Small Families

Welcome to your next home in the family-friendly community of Sage Walk! This top-floor 2-bedroom, 2-bathroom condo offers everything a small family needsâ€”comfort, style, and unbeatable convenience.

Enjoy a bright and open living space with 9-foot ceilings, luxury vinyl plank flooring, and plenty of natural light. The kitchen is thoughtfully designed with quartz countertops, a large island, soft-close cabinets, and stainless steel appliancesâ€”perfect for easy family meals or entertaining friends.

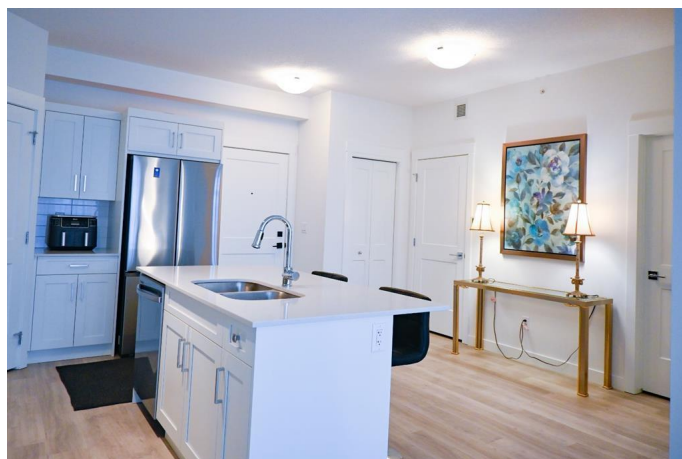
Step out onto the balcony through a wide patio door and fire up the BBQ with the built-in gas lineâ€”ideal for relaxing evenings or weekend get-togethers.

The primary bedroom is a peaceful retreat with a double-sink ensuite for busy mornings. A second full bathroom and spacious second bedroom are perfect for a child, guest room, or home office.

Additional features include in-unit A/C, a fresh air intake system, underground heated titled parking, and a private storage locker.

This location is a dream for families:

- \* Close to parks, green space, and walking/biking paths
- \* One bus ride to the University of Calgary
- \* Steps to T&T Supermarket, Walmart, Sobeys, restaurants, banks, and more
- \* Minutes to Costco, Canadian Tire, The Home Depot, and major retailers



\* Easy access to Stoney Trail (201) for quick commutes

This is more than just a condo—it's a comfortable, convenient lifestyle for your growing family.

Book your showing today—you'll feel right at home!

Built in 2023

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212244          |
| Price          | \$406,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 885               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 405, 40 Sage Hill Walk |
| Subdivision | Sage Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R 1C5                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Visitor Parking, Storage |
| Parking Spaces | 1  |
| Parking        | Titled, Underground                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|--|

|              |   |
|--------------|---|
| Appliances   | Pantry, Quartz Counters, Walk-In Closet(s), Double Vanity, High Ceilings<br>Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,<br>Washer, Wall/Window Air Conditioner |
| Heating      | Natural Gas, Radiant, Hot Water   |
| Cooling      | Wall Unit(s)  |
| # of Stories | 1   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Wood Frame            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 34               |
| Zoning         | DC               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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