

\$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€œ
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.

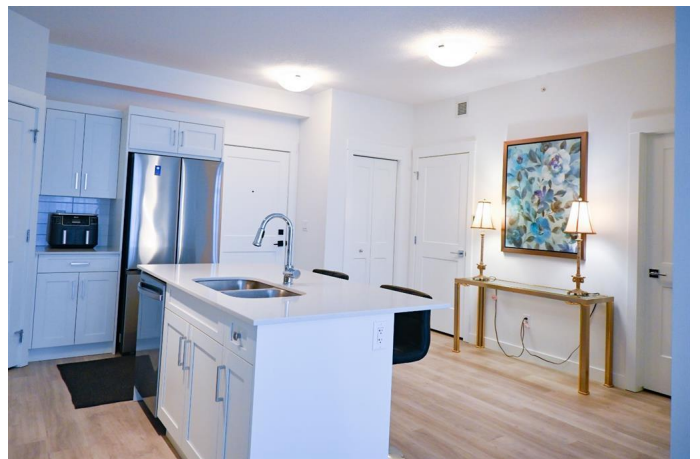
Step out onto the balcony through a wide patio door and fire up the BBQ with the built-in gas lineâ€”ideal for relaxing evenings or weekend get-togethers.

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, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No
-------------------	--

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer

Heating Hot Water, Natural Gas, Radiant

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 63

Zoning DC

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.