



**DJ Golden**  
**REAL ESTATE**

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**417, 40 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2218961**



**\$285,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	499 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Curtains, TV mount in bedroom.

\*\*\* Welcome to Sage Hill – A beautiful TOP FLOOR- condo where you can discover the perfect blend of style, convenience, and accessibility while living in a prime NW Calgary location. This top-floor condo offers the perfect blend of style, convenience, and accessibility with a modern touch. Inside boasts 9-foot ceilings and an abundance of natural light pouring through the oversized sliding glass door. Designed as a spec home, it features floor-to-ceiling soft-close shaker style cabinetry, a stylish black hardware package, stainless steel appliances, and elegant quartz countertops. Lighting has been upgraded throughout, complementing a newly installed barn board accent wall for added character. The bathroom showcases upgraded marble-appearance tile, a quartz countertop and an additional pot light in the shower, making your daily routine feel luxurious. For summer evenings, relax on your large balcony—complete with a natural gas BBQ hookup—and take in views of the serene walking paths below. Step outside and enjoy being just moments away from T&T Supermarket, Planet Fitness, Bulk Barn, and a wide variety of restaurants, banks, and retail shops—including Walmart and Sobeys—making it ideal for everything from a quick grocery run to a night out in the city. Commuters will appreciate the easy access to Stoney Trail (roughly 2 km away), offering smooth connections across Calgary and beyond. For those using public transit, you're conveniently located along a major bus route with service to the LRT Station. Additional features include a titled outdoor parking stall and an assigned storage locker, providing ample space for your lifestyle needs. Don't miss your opportunity to own this stylish, move-in-ready condo in a thriving community. Book your showing today and envision the possibilities of calling Sage Hill

