

**311, 40 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2204459**



**\$237,500**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	432 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 232
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Modern 1-Bedroom Condo – Stylish, Comfortable & Convenient Welcome to your dream condo—a sleek, modern retreat designed for comfort and convenience. Whether you're a first-time buyer, investor, or looking for a cozy new space, this property offers everything you need. Unit Features: Spacious one-bedroom with large windows providing plenty of natural light. Modern bathroom with a clean, stylish design. Functional, open-concept kitchen with ample counter space. Large living room, perfect for relaxing or entertaining. Private balcony offering fresh air and scenic views. In-unit laundry with a full-size washer and dryer. Dedicated surface parking space and included storage locker. Building Features: Quiet, well-maintained complex with elevator access. Contemporary vinyl plank flooring throughout. Location Benefits: Easy access to Stoney Trail, Sarcee Trail, and Shaganappi Trail for a quick commute. Close to schools, public transportation, shopping, and business hubs. Additional Details: Built in 2023 with a modern layout and high-quality finishes. Standard warranty applies, covering 2, 5, and 10 years. Ideal as an investment property or a comfortable new home. Schedule a viewing today to see this exceptional condo in person.