

**405, 40 Sage Hill Walk**  
**Calgary, Alberta**
**MLS # A2212244**

**\$406,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Top-Floor 2-Bedroom Condo in Sage Walk – 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 needs—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 appliances—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 line—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!