

# \$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
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	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	19
Zoning	DC

## Listing Details

Listing Office	TREC The Real Estate Company
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