

**405, 40 Sage Hill Walk
Calgary, Alberta**

MLS # A2212244



\$406,800

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

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