

780-380-6207  
meghan@meghanrobinson.net

311, 40 Sage Hill Walk NW  
Calgary, Alberta

MLS # A2204459



**\$237,500**

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

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

Inclusions: N/A

Modern 1-Bedroom Condo & Stylish, Comfortable & Convenient Welcome to your dream condo&mdash;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.