

# \$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€”  
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.

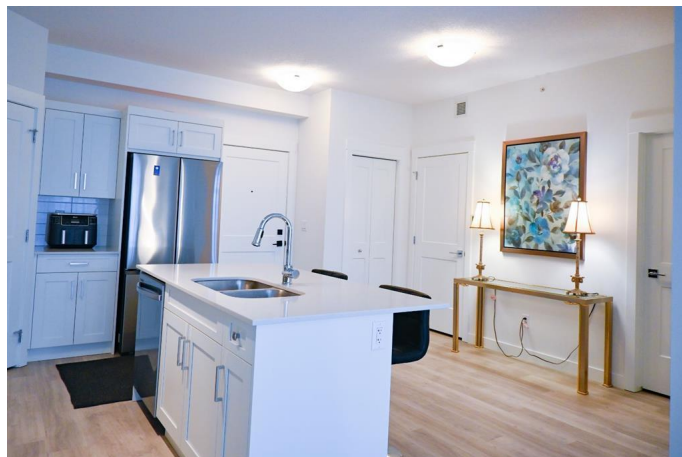
Step out onto the balcony through a wide patio door and fire up the BBQ with the built-in gas lineâ€”ideal for relaxing evenings or weekend get-togethers.

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
-------------------	--

	Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner
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	44
Zoning	DC

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.