

**213, 40 Sage Hill Walk NW**  
**Calgary, Alberta**

**MLS # A2295527**



**\$270,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	535 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to Sage Hill Walk This well-kept 2-bedroom, 1-bathroom condo is perfect for first-time buyers or those looking for an easy, low-maintenance lifestyle. Why You’ll Love It: Bright Interior: Features 9-foot ceilings and an open layout that feels spacious. Private Balcony: A large outdoor space for coffee or relaxing. Convenience: Includes in-suite laundry, an outdoor parking stall near the entrance, and a secure storage locker. The Best Location: 5-Minute Walk: To T&T Supermarket, Walmart, cafes, and shops. Nature Nearby: Steps away from beautiful ravine pathways and walking trails. Modern living meets natural beauty. Book your showing today!