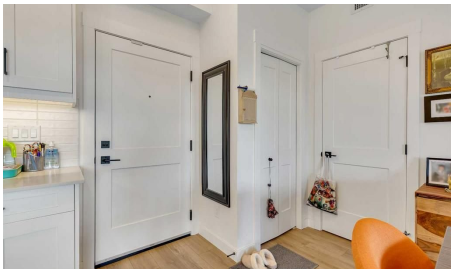
112 40 Sage Hill Walk NW

Calgary | Active | MLS® A2325822

$400,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2022**	**850.69 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to this stunning main floor condo in the sought-after community of Sage Hill, offering the perfect combination of luxury, convenience, and an unbeatable location. Featuring 2 bedrooms, 2 full bathrooms, and a titled underground parking stall, this beautifully upgraded home is truly move-in ready.

With over $35,000 in builder upgrades, this bright and modern unit showcases quality finishes throughout, including the added comfort of central air conditioning. The versatile second bedroom is complete with a custom Murphy bed and built-in cabinetry valued at over $10,000, making it the perfect guest room, home office, or flexible living space.

One of the standout features is the walkout patio that opens directly onto the community walking paths and picturesque ravine, offering beautiful views and easy access for morning walks, pet owners, or simply relaxing outdoors.

The location is second to none, with an incredible selection of amenities just across the street, including Walmart, T&T Supermarket, Planet Fitness, Tim Hortons, McDonald's, Value Village, restaurants, shopping, and everyday services. Everything you need is just steps from your front door.

Whether you're a first-time buyer, downsizer, or investor, this exceptional condo offers premium upgrades, a highly desirable layout, and one of the best locations in Sage Hill. Don't miss your opportunity to make this beautiful home yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325822
Bedrooms	2
Bathrooms	2
Year Built	2022
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	850.69 sq. ft.
Condo Fee:	$434.57
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southeast
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2022 (Age: 4)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2311415
Heating:	Baseboard, Boiler, Natural Gas
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sage Place
Community:	Sage Hill
Amenities:	Park, Parking, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 10'9" × 9'11" ·
Main Floor	Dining Room · 14'1" × 7'7" ·
Main Floor	Kitchen · 13'3" × 12'2" ·
Main Floor	Living Room · 12' × 11'11" ·
Main Floor	Bedroom - Primary · 11'7" × 11'1" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Jul 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/112-40-sage-hill-walk-nw-calgary-a2325822/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.