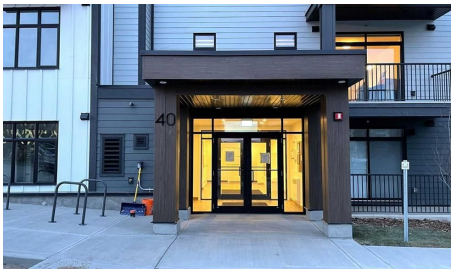
115 40 Sage Hill NW

Calgary | Active | MLS® A2330577

$319,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2022**	**701.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CP Realty Calgary Pros

A closer look

Welcome to this stunning move-in-ready apartment that perfectly blends sophisticated design with everyday functionality. This upgraded 2-bedroom, 2-full-bathroom home boasts an airy open-concept layout elevated by soaring 9-foot ceilings and expansive windows that flood the space with natural light. The gourmet kitchen is a chef's dream, featuring a massive central island, premium quartz countertops, stainless steel appliances, a built-in microwave, a dishwasher, and a powerful venting-out range hood. Stay perfectly comfortable year-round with central air conditioning for hot summer days and a fresh air circulation HVAC system. The primary bedroom features a private 4-piece ensuite, complemented by a second full 4-piece bath and convenient in-suite laundry. Step outside to your generous balcony, ideal for summer BBQs and entertaining. This unit includes 1 titled heated underground parking and a spacious assigned storage locker. Located in an unbeatable, highly walkable location, you are steps from Walmart, T&T Supermarket, and local restaurants. Costco, Home Depot, Canadian Tire, and Beacon Hill Shopping Centre are just a short drive away. With schools nearby and rapid access to Stoney Trail, Sarcee Trail, and Shaganappi Trail, it offers ultimate convenience. This home is a must-see!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330577
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:	701.5 sq. ft.
Condo Fee:	$365.00

Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	4
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, Natural Gas
New Constr.:	No
Construction Material:	Mixed, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Elevator(s), Park, Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 12'9" × 9'4" ·
Main Floor	Entrance · 4' × 3'10" ·
Main Floor	Laundry · 7'2" × 3'4" ·
Main Floor	Bedroom · 10'6" × 10'1" ·
Main Floor	Kitchen With Eating Area · 13'10" × 11'5" ·
Main Floor	Living Room · 13'10" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Jul 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/115-40-sage-hill-nw-calgary-a2330577/

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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.