204 40 Sage Hill Walk NW

Calgary | Active | MLS® A2356518

$308,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2022**	**753 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Callister Commercial

A closer look

Welcome to Sage Walk, a sought-after development by Logel Homes in the desirable community of Sage Hill! This beautifully designed second-floor unit offers 2 bedrooms, 2 full bathrooms, and **one titled underground parking stall**, along with a bright, functional open-concept layout perfect for comfortable everyday living. The modern kitchen features a spacious island, ample cabinetry, and stainless steel appliances, seamlessly connecting to the dining and living areas. Large windows bring in plenty of natural light, creating a warm and inviting atmosphere. One of the highlights of this home is its peaceful setting overlooking beautifully landscaped green space, scenic walking pathways, and a natural ravine. Step out onto your private balcony to enjoy the relaxing views and surrounding greenery, with a pedestrian bridge and walking trails just outside your door. The location is truly exceptional, offering the perfect balance of nature and urban convenience. Just across the street, you'll find an incredible selection of shopping, dining, and everyday amenities, including Walmart, T&T Supermarket, Tim Hortons, restaurants, fitness facilities, and more. With quick access to Stoney Trail and Shaganappi Trail, commuting throughout Calgary, reaching the airport, or heading to other parts of the city is easy and convenient. Whether you're a first-time buyer, downsizer, or investor, this well-located 2-bedroom condo offers a wonderful combination of comfort, convenience, and lifestyle in one of northwest Calgary's most desirable communities. Don't miss this fantastic opportunity to make Sage Walk your new home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356518
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:	753 sq. ft.
Condo Fee:	$363.46
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:	Southeast
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
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
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sage Place
Community:	Sage Hill
Amenities:	Elevator(s), Other, Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 12'9" × 10'4" ·
Main Floor	Bedroom · 10'6" × 10'1" ·
Main Floor	Living Room · 14'10" × 10'5" ·
Main Floor	Kitchen With Eating Area · 13'10" × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-40-sage-hill-walk-nw-calgary-a2356518/

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