



# 40 Sage Hill Walk Calgary Alberta

\$279,999

Welcome to your dream condo--a sleek, modern retreat with everything you need and more! Whether you're a first-time buyer, savvy investor, or looking for a cozy new space to call home, this property delivers on all fronts.

**Unit Highlights**

**Comfortable Living:** Spacious 1-bedroom with plenty of natural light to make your mornings brighter.

**Modern Bathroom:** Chic, clean, and ready for your spa vibes.

**Functional Kitchen:** Big, open, and perfect for whipping up your culinary masterpieces.

**Big Living Room:** Relax, entertain, or Netflix the night away.

**Private Balcony:** Step outside to enjoy a breath of fresh air and lovely views.

**In-Unit Laundry:** Full-size washer and dryer for ultimate convenience.

**Surface Parking:** A dedicated spot waiting just for you!

**Building Features**

Quiet and well-maintained with elevator access for effortless living. Stylish vinyl plank flooring adds a contemporary touch.

**Prime Location**

Easy access to Stoney Trail, Sarcee Trail, and Shaganappi Trail--commutes are a breeze! Close to schools, bus stops, and nearby shopping & business hubs.

**Why This Condo?**

Perfect as an investment property or your new home, this gem offers a blend of comfort, convenience, and modern design. You'll love the 2023 build, thoughtful layout, and the opportunity to join a vibrant community. 1 year old property that was had a tenant at \$1650 per month rent. Standard warranty still applies of 2, 5, and 10 years. Don't wait--schedule your viewing today and make this condo yours! (id:6769)

Other 15.17 Ft x 8.92 Ft

Living room 11.67 Ft x 8.92 Ft

Primary Bedroom 11.25 Ft x 7.92 Ft

Other 5.25 Ft x 7.92 Ft

Laundry room 5.25 Ft x 3.17 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Other 6.08 Ft x 9.75 Ft

Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca