



# 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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**RE/MAX Realty Professionals**

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