

# \$235,000 - 206, 40 Sage Hill Walk Nw, Calgary

MLS® #A2222980

**\$235,000**

1 Bedroom, 1.00 Bathroom, 433 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Enjoy the perfect blend of privacy, greenery, and convenience in this thoughtfully designed 1-bedroom, 1-bathroom condo. Overlooking a tranquil greenbelt, this home offers peaceful views and a quiet atmosphere – an ideal retreat from the bustle of city life. Step outside to a generously sized balcony, perfect for morning coffee or evening relaxation surrounded by nature. Located within walking distance to scenic parks, playgrounds, and natural pathways, and just minutes from the vibrant Sage Hill shopping district. You’ll find everything you need nearby – from Walmart, Costco, and Superstore to T&T Supermarket, restaurants, and fitness centers. A rare opportunity to own a serene yet connected home in one of Calgary’s most desirable northwest communities.

Built in 2023

## Essential Information

MLS® #	A2222980
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	433
Acres	0.00
Year Built	2023



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	206, 40 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X9

### Amenities

Amenities	Park, Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board, Concrete, Wood Frame

### Additional Information

Date Listed	May 20th, 2025
Days on Market	2
Zoning	DC

### Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.