

\$399,900 - 116, 40 Sage Hill Nw, Calgary

MLS® #A2246942

\$399,900

2 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This upgraded corner unit (with over \$40,000 in premium upgrades now available for immediate possession and transferable Alberta New Home Warranty.) This spacious offers 2 bedrooms, 2 bathrooms (offers 1020 sq.ft. builder size), and comes with TWO parking stalls – a titled underground stall and a surface titled parking stall (valued at an additional \$15,000) conveniently located near the front entrance. Located on the main floor, this home features an elevated (big) balcony (145 sq.ft builder size) offering extra privacy and security compared to standard ground-level patios. Inside (9 ft. ceilings), the modern kitchen is equipped with built-in wall appliances, a wall oven, electric cooktop, built-in microwave, chimney-style hood fan, plus 41 upper cabinets, under-cabinet lighting, and an extended island for added prep and seating space. Upgraded finishes include quartz countertops, luxury vinyl plank flooring, and designer sinks and fixtures throughout. The spacious living area boasts large windows, upgraded lighting and door to the patio overlooking the greenspace. Both bathrooms feature tiled floors, with a fully tiled shower in the ensuite and a tiled tub/shower combo in the main bathroom. The primary bedroom includes a walk-in closet, and the unit is complete with a full-size washer and dryer, air conditioning, and a BBQ gas line on the patio. Additional amenities include fob-secured building entry, security cameras, and secure patio access. Ideally located (T&T



supermarket, Walmart, McDonald, Tim Hortons and Planet Fitness) steps from shopping, dining, parks, and scenic walking paths, this is a rare opportunity for convenience, comfort, and quality in Sage Hill.

Built in 2023

Essential Information

MLS® #	A2246942
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	116, 40 Sage Hill Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C5

Amenities

Amenities	Elevator(s), Park, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard, Boiler, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	2
Zoning	DC

Listing Details

Listing Office	2% 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.