

**111, 20 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2220108



\$334,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Other	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NA

Welcome to your perfect main-floor retreat in sought-after Sage Hill NW! This 2-bed, 2-bath apartment offers unbeatable convenience with shopping, dining, transit, and amenities just steps away—ideal for investors or first-time buyers. ?? Why You’ll Love It: ? Prime Location — Walk to restaurants, bars, groceries, & big-box retailers ? Underground Parking — Secure & weather-free ? Modern Living — Spacious layout, natural light, & main-floor ease ? Great Investment — High demand area with rental potential Don’t miss out—schedule a viewing today!