## 101, 20 Sage Hill Walk NW
## Calgary, Alberta

**MLS # A2230712**



# $425,000

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| **Division:** | Sage Hill |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |

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| **Size:** | 984 sq.ft. | **Age:** | 2022 (3 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

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| **Garage:** | Titled, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **Heating:** | Baseboard | **Water:** | - |
| **Floors:** | Vinyl Plank | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 505 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Composite Siding, Wood Frame | **Zoning:** | DC |
| **Foundation:** | - | **Utilities:** | - |

**Features:** High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully designed End Unit Condo offering 984 sq. ft. of comfortable living space in the highly sought-after community of Sage Hill. With a spacious open-concept layout, 9-foot ceilings, and vinyl plank flooring throughout, this 2 Bedroom, 2 Bathroom home perfectly blends style and functionality. The modern Kitchen features quartz countertops, stainless steel appliances, a center island with an eating bar, and ample cabinetry—ideal for both daily use and entertaining. The Kitchen flows into a spacious Living Room, which opens onto a private patio with gas hookup—perfect for summer barbecues or quiet evenings outdoors. The Primary Bedroom includes a walk-in closet and a 4-piece ensuite bathroom with a double vanity and quartz finishes. The second Bedroom offers a cheater door to the second full Bathroom—great for guests or roommates. Additional highlights include a dedicated Laundry Room, a wall-mounted A/C unit in the Living Room, quartz countertops in both bathrooms, underground titled parking, and an assigned storage locker. Located just steps from T&T Supermarket, Walmart, restaurants, shops, and transit, with quick access to Shaganappi Trail and Stoney Trail, this home is as convenient as it is stylish. Don't miss the opportunity to own this move-in-ready condo in one of NW Calgary's most desirable and growing communities!