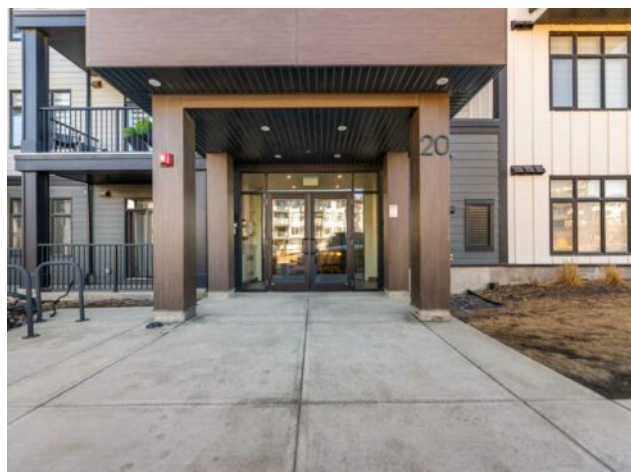


105, 20 Sage Hill Walk NW
Calgary, Alberta

MLS # A2198284



\$279,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	589 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

HUGE PRICE REDUCTION FOR QUICK SALE. LOCATION! LOCATION! LOCATION + 2 PARKING STALLS FOR HE AND SHE. There is also a large storage in the parkade to store your winter or summer tires. Look no further....this is the best deal and an excellent value for the price. Loads of upgrades. There are 2 bedrooms with luxury vinyl plank throughout. No more carpets to clean, say goodbye to carpet cleaning. Bright and open floorplan featuring modern finishes throughout. White kitchen cabinetry, chimney hoodfan with quartz countertops in both the kitchen and bathroom with luxury walk-in shower and upgraded tiles. Conveniently located within walking distance to all the major shops in Sage Hill, including T&T Supermarket, Walmart, restaurants and walking/bike paths. Immediate possession is available for investors or for first time homebuyers.