

101, 20 Sage Hill Walk NW  
Calgary, Alberta

MLS # A2230712

**\$425,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!