



GRASSROOTS
REALTY GROUP

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**409, 20 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2219350



\$293,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	539 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 283
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Storage		

Inclusions: NONE

Welcome to Unit 409 at 20 Sage Hill Walk NW—a beautifully appointed, top-floor condo offering the perfect blend of style, comfort, and convenience. Built by the award-winning Logel Homes, this nearly new 2-bedroom, 1-bath residence is an exceptional opportunity for first-time buyers, investors, or anyone seeking low-maintenance, modern living. Step inside and be greeted by 9' ceilings, luxury vinyl plank flooring, and central air conditioning—all contributing to a sleek, comfortable living environment. The bright and contemporary kitchen showcases quartz countertops, timeless white cabinetry, and stainless steel appliances, creating a polished culinary space. The smartly designed layout offers privacy and practicality: the primary bedroom features large windows and a walkthrough closet, in-suite laundry, leading to the elegant 4-piece bathroom. The second bedroom, is ideal for guests, a home office, or a creative space—complete with a compliant window and/or sprinkler system as required by Alberta building standards. Enjoy peace of mind and added value with a titled, heated underground parking stall, keeping your vehicle warm and secure year-round—no more scraping ice in the winter! With low condo fees, you'll love the affordable, maintenance-free lifestyle this home offers. Conveniently located steps from Sage Hill Crossing, you'll have T&T Supermarket, Walmart, restaurants, and retail at your doorstep. Commuting is a breeze with quick access to Stoney Trail, Deerfoot Trail, and YYC International Airport. Whether you're downsizing, investing, or buying your first home, Unit 409 checks all the boxes. Immediate possession available—act fast and book your private showing today!

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