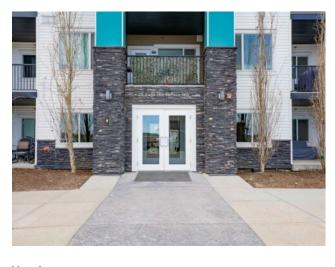


1-833-477-6687 aloha@grassrootsrealty.ca

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

MLS # A2220108



\$334,000

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

**Heating:** Water: Other Floors: Sewer: Vinyl **Condo Fee:** Roof: \$ 495 Tar/Gravel **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame 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!