



GRASSROOTS
REALTY GROUP

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**413, 20 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2247394



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	536 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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This is your chance to make your home in Logel Homes's popular SAGE WALK project in this fantastic top floor condo just steps to the Sage Hill Crossing retail centre, winding ravine trails & bus stops. Available for quick possession, this terrific 2 bedroom / 1 bath home has high ceilings & vinyl plank floors, quartz countertops, covered balcony & titled underground parking for your exclusive use. Dynamite open concept floorplan featuring spacious living room with Northwest-facing balcony (complete with gas BBQ line), eat-in kitchen with quartz counters & soft-close cabinetry, Whirlpool stainless steel appliances & ensuite laundry with stacking Samsung washer & dryer. Primary bedroom has a deep closet & Northwest-facing window. The 2nd bedroom easily doubles as a home office, & is across from the well-appointed full bathroom with tile floors & quartz counters. Your parking stall – with adjoining storage cage, has a prime location in the underground parkade…an end unit so just 1 neighbouring stall. Monthly maintenance fees in this pet-friendly (with board approval) complex include heat & water-sewer. The massive Sage Hill Crossing complex is walking distance from your front door…& features a Walmart Supercentre, TnT Supermarket, Dollarama, Bulk Barn, Value Village, Planet Fitness, bottle depot, restaurants, banks, medical clinics & so much more! With its quick access to major roadways (Shaganappi/Sarcee/Stoney/Deerfoot Trails, Symons Valley Parkway & Road), your new home is just minutes to regional parks & recreation, the airport, Cross Iron Mills, University of Calgary & downtown.