



107, 20 Sage Hill Walk NW  
Calgary, Alberta

MLS # A2285166



**\$245,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	435 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 234
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this bright and functional 1-bedroom condo in the highly sought-after community of Sage Hill. With 9-foot ceilings and vinyl plank flooring throughout, this home perfectly blends style and comfort. The open-concept layout features a modern Kitchen with quartz countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the spacious Living room. Step outside from the Living room to a large patio with gas hookup—perfect for summer barbecues, outdoor dining, or quiet evenings under the stars. The Primary bedroom offers excellent space with a convenient walk-through closet and cheater door to the 4-piece ensuite bathroom featuring quartz countertops. In-suite laundry adds everyday convenience. This unit includes a titled parking stall and assigned storage for your convenience. Low condo fees make this an ideal option for someone seeking value without compromise. A noteworthy feature of this building is the premium exterior, hail-resistant, and sound-dampening fibre cement siding. Located just steps from T&T Supermarket, Walmart, restaurants, and shops, with exciting new retail spaces under development nearby, bringing even more convenience and vibrancy to the community. Quick access to major highways like Stoney Trail makes commuting downtown, reaching the airport, or heading to the mountains simple and stress-free. This is a fantastic opportunity for anyone seeking a home that is move-in ready in one of NW Calgary's most desirable and growing communities!