



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

**MLS # A2143330**



**\$349,993**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** None

Stunning 2 Bed, 2 Bath Condo in Sage Hill, NW Calgary &ndash; Prime Investment Opportunity Welcome to your new home or investment property in the highly sought-after community of Sage Hill in Northwest Calgary! This beautifully maintained 2-bedroom, 2-bathroom condo offers an unparalleled lifestyle surrounded by a plethora of amenities. Key Features: Spacious Living: This condo boasts a well-designed layout with two generous bedrooms, each with ample closet space, and two full bathrooms. The open-concept living and dining area is perfect for entertaining or relaxing with family. Modern Kitchen: Enjoy cooking in the contemporary kitchen equipped with stainless steel appliances, sleek cabinetry, and a convenient breakfast bar. Underground Parking: No more scraping ice off your car in winter! This unit comes with secure underground parking, providing you with peace of mind and convenience. Prime Location: Nestled in one of Calgary&rsquo;s best communities, you're within walking distance to major retailers, grocery stores, cafes, and more. Sage Hill offers extensive walking trails, parks, and green spaces, making it an ideal place for nature lovers. Turnkey Investment: The condo is currently rented out, generating an attractive monthly rent of \$2050 CAD. The new owner can assume the existing lease, making this a hassle-free investment opportunity. Professional Management: Managed by a professional rental management company, ensuring that the property is well-maintained and your investment is protected. Community Highlights: Amenities Galore: Sage Hill is known for its top-notch amenities, including shopping centers, restaurants, fitness facilities, and schools. Everything you need is right at your doorstep. Easy Access: Conveniently located with easy access to major roads and public transportation, making commuting a breeze. Whether

you're looking to invest or settle down in one of Calgary's vibrant communities, this Sage Hill condo offers the perfect blend of comfort, convenience, and potential. Don't miss out on this exceptional opportunity! Contact today to schedule a viewing and make this fantastic condo yours!