



**208, 20 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2168261



\$369,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	790 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: None

FABULOUS 2 BDRM, 2 BATH AND OFFICE, WITH 2 PARKING STALLS. one in the surface lot and one in the secure underground right next to the elevator. It's an excellent floor plan with the two bedrooms separated to two sides of the unit to allow privacy and also has two bathrooms beside (one attached with MASTER and the other one adjacent making it almost private washroom). The kitchen is well equipped with SS appliances, quartz counters, and island with seating and separate pantry. LARGE WINDOWS all over the unit brings in plenty of natural light. This complex is pet-friendly and features a mailroom, BIKE STORAGE, and an EVENT ROOM as well as loads of visitor parking. ***THE AREA*** Within walking distance, the extensive array of shops, restaurants, and services at Sage Hill Crossing and the Creekside Shopping Centre are wonderfully convenient. In under ten minutes, you will also find even more shops at the Beacon Heights Shopping Centre, plus there are three schools in a short drive. This community celebrates the outdoors, with walking paths and serene lakes to enjoy in every direction. Transit stops right outside the complex, making it easy to leave the car at home for your commute, or hop onto one of the many primary routes, like Stoney Trail, for a quick drive to any quadrant of the city.