301, 20 Sage Hill Walk NW
Calgary, Alberta

MLS # A2177025

$440,000

Division:	Sage Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment

Size:	991 sq.ft.	**Age:**	2022 (2 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 505
Basement:	-	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Double Vanity, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: none

CORNER UNIT - 991.06 SQFT!! - UNDER GROUND PARKING - HEAT AND WATER INCLUDED. Discover modern living in the sought-after community of Sage Hill. This stunning 2-bedroom, 2-bathroom apartment is the perfect blend of style, comfort, and convenience, ideal for those who love an active urban lifestyle. The bright and airy bedrooms, with large windows, offer a tranquil retreat, while the master suite features a walk-in closet and a luxurious 4-piece ensuite complete with a walk-in shower and dual vanity. The sleek, gourmet kitchen comes equipped with high-end stainless steel appliances, granite countertops, plenty of cabinetry, and a large island—perfect for hosting guests. The open-concept living and dining area is designed for both entertaining and relaxation, with modern finishes throughout. You’ll also have the benefit of titled, secured underground parking and a dedicated storage locker for added convenience. Located in the heart of Sage Hill, this home is minutes away from major shopping centers, including Sage Hill and Beacon Hill, with easy access to Walmart, Costco, T&T, GoodLife Fitness, Anytime Fitness, and more—all within a 5-minute drive. Enjoy scenic walking paths, green spaces, and easy access to Stoney Trail, Shaganappi Trail, and public transit. Don’t miss out on the chance to make this beautiful home in one of Calgary’s top communities yours! Book a viewing today and experience Sage Hill living at its finest.