



**201, 20 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2179263



\$349,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	807 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Immaculate property nicely kept 2 bedroom + den, 2 bathroom end-unit apartment with underground titled parking in in Sage Hill. Upon entering, you'll be welcomed by an open and airy living space with tasteful finishes and large windows that flood the interior with natural light with 9' ceilings and in-floor heating. The thoughtfully designed floor plan seamlessly connects the living and dining areas, creating a welcoming atmosphere. The modern kitchen features stainless steel appliances, granite countertops, and ample cabinet space with a pantry. Whether you're a culinary enthusiast or just enjoy preparing meals, this kitchen is sure to meet your needs. The two-bedroom + den floor plan features a primary suite with a walk-through closet and a 3-piece ensuite and the second bedroom is equally impressive. A good-sized den/storage room, 4-piece main bath, convenient in-suite laundry and a titled underground parking stall complete this unit. Well-maintained complex with ample visitor parking and bike storage. Superb location: steps away from Walmart, T&T Supermarket, Shopping Centres at Sage Hill Quarter, Beacon Hill and Creekside, Transit, Park, Extensive Pathways and Greenspace and Major Thoroughfares. Schedule a showing today and envision the possibilities of making this space your own!