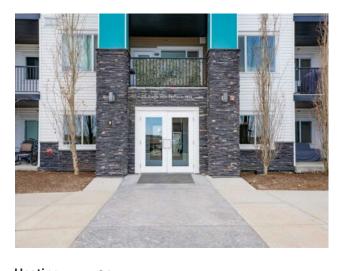


1-833-477-6687 aloha@grassrootsrealty.ca

111, 20 Sage Hill Terrace NW Calgary, Alberta

MLS # A2190073



\$359,999

Division: Sage Hill Residential/Low Rise (2-4 stories) Type: Style: Low-Rise(1-4) Size: 803 sq.ft. Age: 2016 (9 yrs old) **Beds:** Baths: Garage: Underground Lot Size: Lot Feat:

Heating: Water: Other Floors: Sewer: Vinyl Roof: Condo Fee: \$ 495 Tar/Gravel **Basement:** LLD: **Exterior:** Zoning: Stone, Vinyl Siding, Wood Frame M-1 d100 Foundation: **Utilities:**

Features: Open Floorplan, See Remarks

Inclusions: NA

Stunning 2 Bed, 2 Bath Condo in Sage Hill, NW Calgary – Prime Investment Opportunity Welcome to your future home or hassle-free investment property in the highly desirable Sage Hill community of Northwest Calgary! This immaculate 2-bedroom, 2-bathroom condo blends modern living with unbeatable convenience, making it a dream for homeowners and investors alike. Key Features: Spacious & Functional Layout: Two well-sized bedrooms, each with ample closet space, plus two full bathrooms. The open-concept living and dining area is perfect for entertaining or unwinding with family. Modern Kitchen: Sleek stainless steel appliances, stylish cabinetry, and a practical breakfast bar make cooking a delight. Underground Parking: Forget winter woes—your vehicle stays protected in the secure, heated underground parking. Private Balcony: Enjoy your morning coffee or unwind after work on your own private outdoor space. Turnkey Investment: Currently rented for \$2,050/month, making this property an income-generating asset from day one. Why Sage Hill? Amenities at Your Fingertips: From major retailers and grocery stores to cozy cafes and restaurants, everything is a short walk away. Green Spaces & Trails: Explore nearby walking trails, parks, and natural landscapes—perfect for outdoor enthusiasts. Excellent Connectivity: Easy access to major roadways like Stoney Trail and public transit for a seamless commute. Additional Highlights: Professionally managed rental ensures worry-free ownership and consistent property maintenance. Surrounded by top-notch schools, fitness centers, and community hubs. Whether you're an investor seeking steady returns or a buyer looking for a vibrant community to call home, this Sage Hill condo offers unmatched value. Don't Wait—Opportunities Like This

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Don't Last! Call today to book your viewing and take the first step toward owning this fantastic property.