



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

MLS # A2190073



\$359,999

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

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

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