



**113, 20 Sage Hill NW**  
**Calgary, Alberta**

**MLS # A2191873**



**\$320,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	536 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Exhaust Fan	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** NA

Welcome to your stunning 2-Bed, 1-Bath Unit in the sought after community of Sage Hill. Looking for your perfect new home or a smart investment opportunity? Look no further! This spacious and bright 2-bedroom, 1-bathroom condo in Sage Hill is ready for you to move in and enjoy! This unit has an assigned parking spot so you never have to worry about street parking. It has air conditioning so you can stay cool all year round. Washer and Dryer are in suite for ultimate convenience. This unit is open and bright and has a massive balcony as well. Surrounded by a variety of shopping options, so you'll never be far from what you need. Close to restaurants, schools, parks, playgrounds, and walking paths &ndash; everything you could want is right at your doorstep. Easy commute to work, with convenient access to major routes and public transit. This unit is not just a home &ndash; it&rsquo;s an investment in a thriving neighbourhood that offers endless potential! Whether you're a first-time buyer, a growing family, or an investor, this is an opportunity you don&rsquo;t want to miss. Schedule your viewing today.