



**208, 20 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2195016



\$300,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	583 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 303
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Microwave Hood Fan, Refrigerator, Washer/Dryer, Dishwasher, Range, Air conditioner

OPEN HOUSE: Feb 22. SAT 11AM-2PM. UNDERGROUND PARKING & AIR CONDITIONING INCLUDED – Modern living awaits in the highly sought-after community of Sage Hill! This beautiful 2-bedroom, 1-bathroom apartment is the perfect balance of style, comfort, and convenience, ideal for those who enjoy an active urban lifestyle. Both bedrooms are bright and spacious, offering a serene retreat with large windows that allow natural light to flood the space. The sleek kitchen is equipped with high-end stainless steel appliances, quartz countertops, plenty of cabinetry, and a large island—perfect for cooking and entertaining. The open-concept living and dining area provides a seamless flow for both relaxation and hosting guests, featuring modern finishes throughout. Stay cool year-round with the added bonus of Air Conditioning! For added convenience, you’ll enjoy titled, secured underground parking and a dedicated storage locker. Located just minutes away from major shopping centers like Sage Hill and Beacon Hill, you’ll have 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 opportunity to call this beautiful home yours in one of Calgary’s most desirable communities! Book a viewing today and discover the best of Sage Hill living.