

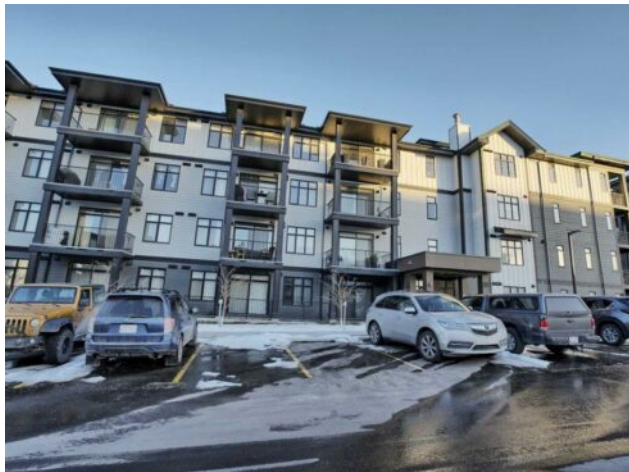


GRASSROOTS
REALTY GROUP

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

**411, 20 Sage Hill Walk NW
Calgary, Alberta**

MLS # A2208936



\$409,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 853 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 433 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: NA

Welcome to this beautifully upgraded 2-bedroom, 2-full-bathroom condo in the vibrant community of Sage Hill, built in 2022—offering modern living at its finest! Prime Location: Nestled in the sought-after Sage Hill neighborhood, this home is just steps away from Sage Hill Shopping Centre and T&T Supermarket, providing ultimate convenience for daily essentials, dining, and entertainment. With easy access to major routes, commuting is a breeze. Bright & Spacious Living: Flooded with natural sunlight from large windows, this condo feels warm and inviting. The upgraded kitchen boasts sleek finishes and high-quality appliances, perfect for home chefs. Enjoy your morning coffee or evening unwind on the beautiful balcony—a perfect private retreat. Modern Comforts: This like-new condo offers contemporary finishes, ample storage, and a functional layout ideal for professionals, couples, or small families. With two full bathrooms, mornings are effortless. Don't miss this opportunity to own a low-maintenance, stylish condo in one of Calgary's most convenient and growing communities! Schedule your viewing today!