

\$325,000 - 214, 20 Sage Hill Terrace Nw, Calgary

MLS® #A2205323

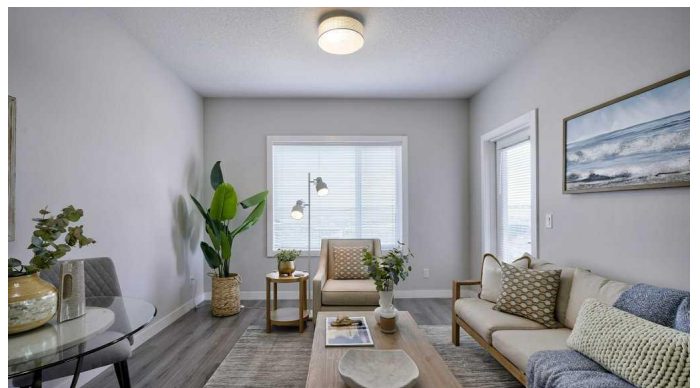
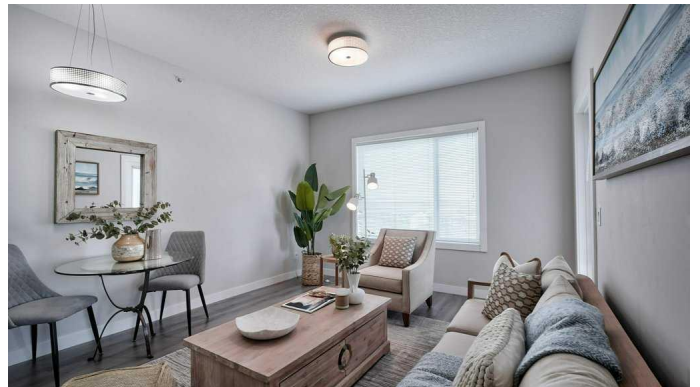
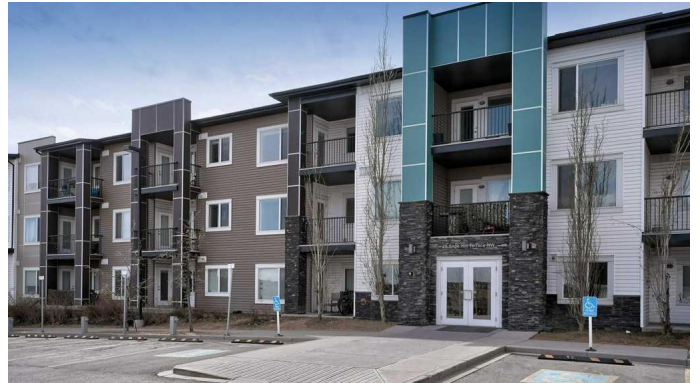
\$325,000

2 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

| VIEWS VIEW VIEWS | CORNER UNIT | 2 BEDROOM + DEN | PET FRIENDLY | UNDERGROUND HEATED PARKING | NO CAPRET | LOW CONDO FEES | WATER AND HEAT INCLUDED | Welcome to your dream home in the amenity rich community of Sage Hill. This exquisite 2-bedroom + den, 2-bathroom condo offers unparalleled privacy and panoramic views that will take your breath away. As a corner unit, you'll enjoy an abundance of natural light and a serene, spacious atmosphere that truly sets this residence apart. Step inside to discover a beautifully designed open-concept floor plan, where modern luxury meets everyday functionality. The floorplan seamlessly connects the living room, dining area, and kitchen creating the ideal space for both entertaining and everyday living. The stylish kitchen is a chefs dream with its sleek cabinetry, granite countertops, stainless-steel appliances and a large peninsula that overlooks the main living area. The expansive king sized master bedroom is a true retreat, complete with a large walk-through closet and a stunning 3-piece ensuite bathroom featuring granite counters and dual flush toilets. Across the condo, the sizable second bedroom features a big closet and access to the second full bathroom. This condo is framed with large windows that allow bright natural light to fill the space. Additionally, enjoy the added convenience of an in-suite laundry room, making chores simple and efficient, as well as



your own private home office. On the balcony, panoramic views showcase the peaceful pathways that wind through the ravine. This unit also provides you with titled underground parking in its heated underground parkade. The complex offers a mailroom, BIKE STORAGE, as well as loads of visitor parking. Within walking distance, the extensive array of shops, restaurants, and services at Sage Hill Crossing and the Creekside Shopping Centre are wonderfully convenient. You're just minutes away from major shopping centers, YYC International Airport, & Costco. Sage Hill boasts scenic walking paths right outside your front door, abundant green spaces as well as excellent access to major roads, including Stoney Trail and Shaganappi Trail, with convenient public transit options nearby. Don't miss this opportunity to own a beautiful home in one of Calgary's most desirable neighborhoods. Schedule your viewing today and experience the best of Sage Hill living.

Built in 2017

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2205323 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 815 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 214, 20 Sage Hill Terrace Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 0W8 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Elevator(s), Park, Playground |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | In Floor, Natural Gas |
| Cooling | Central Air |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Roof | Tar/Gravel |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 15 |
| Zoning | M-1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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