

301, 20 Sage Hill Walk NW
Calgary, Alberta

MLS # A2160313



\$454,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	995 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

| CORNER UNIT | HEAT AND WATER INCLUDED | Experience contemporary living at its best in the highly sought-after Sage Hill community. This impressive 2-bedroom, 2-bathroom apartment offers a perfect mix of style, comfort, and convenience, ideal for those who crave a dynamic urban lifestyle. The two spacious bedrooms, featuring large windows, are flooded with natural light, creating a serene atmosphere. The master suite includes a walk-in closet, a luxurious 4-piece ensuite with a walk-in shower, and a dual vanity. The gourmet kitchen boasts high-end stainless steel appliances, sleek granite countertops, abundant cabinetry, and a large island, perfect for hosting gatherings. The open-concept living and dining area, adorned with modern finishes, provides an ideal space for entertaining or unwinding. This property includes titled, secured underground parking and an additional storage locker, ensuring ample space for all your belongings. Situated in the heart of Sage Hill, you're just minutes from major shopping centers, YYC International Airport, trendy restaurants, and parks. The amenities close by includes the Sage Hill Shopping centre and Beacon Hill shopping centre. Walmart, Costco, T&T, GoodLife Fitness, Anytime Fitness, and so much more all for under 5 minutes drive. Sage Hill offers scenic walking paths, lush green spaces, and excellent access to major roads like Stoney Trail and Shaganappi Trail, with convenient public transit nearby. Don't miss the chance to own a beautiful home in one of Calgary's most desirable neighborhoods. Schedule your viewing today and discover the best of Sage Hill living!