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GRASSROOTS
REALTY GROUP

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101, 20 Sage Hill Walk NW
Calgary, Alberta

MLS # A2230712

$425,000

Division:	Sage Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	984 sq.ft.	**Age:**	2022 (3 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 505
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully designed End Unit Condo offering 984 sq. ft. of comfortable living space in the highly sought-after community of Sage Hill. With a spacious open-concept layout, 9-foot ceilings, and vinyl plank flooring throughout, this 2 Bedroom, 2 Bathroom home perfectly blends style and functionality. The modern Kitchen features quartz countertops, stainless steel appliances, a center island with an eating bar, and ample cabinetry—ideal for both daily use and entertaining. The Kitchen flows into a spacious Living Room, which opens onto a private patio with gas hookup—perfect for summer barbecues or quiet evenings outdoors. The Primary Bedroom includes a walk-in closet and a 4-piece ensuite bathroom with a double vanity and quartz finishes. The second Bedroom offers a cheater door to the second full Bathroom—great for guests or roommates. Additional highlights include a dedicated Laundry Room, a wall-mounted A/C unit in the Living Room, quartz countertops in both bathrooms, underground titled parking, and an assigned storage locker. Located just steps from T&T Supermarket, Walmart, restaurants, shops, and transit, with quick access to Shaganappi Trail and Stoney Trail, this home is as convenient as it is stylish. Don’t miss the opportunity to own this move-in-ready condo in one of NW Calgary’s most desirable and growing communities!