

**313, 20 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2305218**



**\$325,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-maintained top-floor CORNER unit in the desirable community of Sage Hill, offering a functional layout, modern finishes, and abundant natural light from its southwest-facing exposure, showcasing beautiful afternoon and evening sun. Comes with 2 TITLED UNDERGROUND PARKING STALLS . This home features an open-concept layout designed for comfortable everyday living, with a bright living area, bar stool dining space, and a contemporary kitchen complete with ample cabinetry and workspace. Large windows with soft-touch window blinds create a warm and inviting atmosphere throughout. The home includes a spacious primary suite with a private ensuite and walk-in closet, while the additional bedrooms offers flexibility for family, guests, or a home office. Additional conveniences include in-suite laundry and common bike storage. Ideally located in the established NW community of Sage Hill, this property offers easy access to shopping, restaurants, parks, pathways, and major roadways for convenient commuting.