

313, 20 sage hill Terrace NW
Calgary, Alberta

MLS # A2323152



\$325,000

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

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Pantry		

Inclusions: N/A

There's a version of condo living that feels like a compromise. This isn't it. Unit 313 sits on the top floor, corner position — the one everyone wants and few actually get. Southwest-facing exposure means you're pulling in afternoon and evening sun all year, and with no unit above and windows wrapping two sides, the natural light here is genuinely remarkable. Step out onto the large balcony and you have the kind of outdoor space that earns daily use — morning coffee, evening wind-down, a glass of wine as the sun drops behind the Rockies. Top floor means no footsteps overhead. Corner means privacy on two sides. It's a combination that's rare at this price point. Inside, the open-concept layout is clean and functional — a bright living area, bar stool dining, and a contemporary kitchen with ample cabinetry and workspace. Large windows with soft-touch blinds keep the space warm without sacrificing light. The primary suite is a proper retreat with a private ensuite and a walk-in closet. The second bedroom handles whatever you need — guests, a home office, or family. In-suite laundry checks the last box. Then there's the parking. Two titled underground stalls. Not one — two. In a condo building, that's not a convenience, it's a genuine asset. Sage Hill is where the city opens up. Stoney Trail is moments away — Calgary's ring road puts you in motion fast, whether you're heading south toward Cochrane and the mountains or cutting across to anywhere in the city without touching a single traffic light. Beddington Trail connects you north-south with ease, feeding into downtown in under 20 minutes when you need it. For the weekender who wants the mountains on Saturday morning and a patio dinner downtown on Saturday night, this address makes both effortless. Creekside Shopping Centre handles your everyday needs — Walmart,

Superstore, restaurants, and services all within minutes. And when you want to stay local, Sage Hill's own pathway network winds through green space and parks, giving you that outdoor rhythm without ever leaving the neighbourhood. Top floor. Corner unit. Southwest sun. Large balcony. Two underground titled stalls. A city at your fingertips and the mountains on the horizon. Some combinations just make sense.