

**111, 20 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2335088**



**\$295,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 803 sq.ft.                         | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                              |                   |          |
|--------------------|------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Other                                                                        | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl                                                                        | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Tar/Gravel                                                                   | <b>Condo Fee:</b> | \$ 520   |
| <b>Basement:</b>   | -                                                                            | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                              | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | -                                                                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |          |

**Inclusions:** NA

Welcome to easy, convenient living in the sought-after community of Sage Hill NW! This well-designed main-floor apartment offers two bedrooms, two full bathrooms, and a bright, spacious layout suited to comfortable everyday living. Enjoy the convenience of secure, heated underground parking, along with additional street parking located directly behind the building—ideal for visitors or a second vehicle. The main-floor location provides quick and easy access without relying on elevators or navigating multiple flights of stairs. Everything you need is close by, including grocery stores, restaurants, shopping, transit, and major retailers. Whether you are purchasing your first home, downsizing, or adding to your investment portfolio, this property offers an attractive combination of location, functionality, and rental potential. Two bedrooms, two bathrooms, underground parking, convenient main-floor access, and an amenity-rich location—this Sage Hill apartment deserves to be seen. Book your private showing today!