

203, 20 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2346862



\$305,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: None

WELCOME TO 20 SAGE HILL TERRACE NW, UNIT #203! Discover comfortable and thoughtfully designed 2-BEDROOM, 2-BATHROOM APARTMENT-STYLE CONDO living in the desirable Sage Hill area. Offering approximately 789.5 SQ. FT. OF ABOVE-GRADE LIVING SPACE, this well-planned home combines practical everyday functionality with inviting living spaces, making it an excellent opportunity for FIRST-TIME BUYERS, DOWNSIZERS, PROFESSIONALS, OR INVESTORS. Step inside and you are welcomed by a practical entrance that leads into a bright and functional interior. The heart of the home is the generously sized KITCHEN AND DINING AREA, approximately 16'5" x 11'10", creating a comfortable setting for preparing meals, enjoying casual dining, and entertaining guests. A convenient PANTRY provides additional storage, while the thoughtfully arranged layout allows the kitchen and dining spaces to work seamlessly together. The inviting LIVING ROOM, approximately 14'11" x 11'11", provides plenty of room to create a comfortable space for relaxing, watching your favorite shows, hosting friends, or simply enjoying a quiet evening at home. The generous proportions make this an easy space to furnish while maintaining a comfortable flow between the main living areas. The home features TWO BEDROOMS, offering excellent flexibility for different lifestyles. The PRIMARY BEDROOM, approximately 10'6" x 9'7", offers a comfortable private retreat and is complemented by a WALK-IN CLOSET and a PRIVATE 4-PIECE ENSUITE. The second bedroom measures approximately 9'11" x 8'10" and can comfortably serve as a bedroom, guest room, home office, or personal flex space. A separate 4-PIECE MAIN BATHROOM provides additional convenience for residents and guests. The home also features a dedicated

IN-SUITE LAUNDRY AREA, making everyday household routines simple and convenient. A separate STORAGE AREA adds valuable space for keeping everyday belongings organized and out of sight. Step outside onto the PRIVATE BALCONY, approximately 9'7" x 7'5", offering a pleasant extension of your living space. It is an ideal spot to enjoy your morning coffee, unwind after a long day, get some fresh air, or create your own outdoor sitting area. Whether you are looking to ENTER THE MARKET, DOWNSIZE TO A MORE MANAGEABLE HOME, CREATE A COMFORTABLE HOME BASE, OR ADD TO YOUR INVESTMENT PORTFOLIO, this Sage Hill condo offers a versatile layout that can adapt to a variety of needs. DON'T MISS THE OPPORTUNITY TO MAKE THIS WELL-PLANNED SAGE HILL CONDO YOUR NEXT HOME! Come see the comfortable layout, generous living areas, private balcony, and thoughtful bedroom arrangement for yourself. BOOK YOUR PRIVATE SHOWING TODAY!