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GRASSROOTS REALTY GROUP

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411, 20 Sage Hill Walk NW Calgary, Alberta

MLS # A2357038

$339,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 434
Basement:	-	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful top-floor 2-bedroom, 2-bathroom condo in the desirable community of Sage Hill! Offering a bright, open and airy layout with timeless finishes and a neutral colour palette. The stylish kitchen features quartz countertops, stainless steel appliances, a wall oven and microwave, and a spacious island, all seamlessly connecting to the open-concept living and dining areas. Enjoy the comfort of air conditioning and access to your private balcony, perfect for relaxing or entertaining. Thoughtfully designed, the two bedrooms are positioned on opposite sides of the unit, providing excellent privacy and separation for roommates, guests or a home office. The spacious primary bedroom features a walk-in closet and a large ensuite complete with dual sinks, a modern shower and additional storage. The second bedroom is conveniently located next to a full 4-piece bathroom, making it ideal for guests or roommates. A separate in-suite laundry room adds everyday convenience. Additional highlights include titled underground heated parking and an assigned storage unit. Ideally located just steps from the Sage Hill shopping complex, you'll enjoy easy access to an abundance of shopping, restaurants, services and everyday amenities. A fantastic opportunity to enjoy comfortable, low-maintenance living in a convenient location!

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