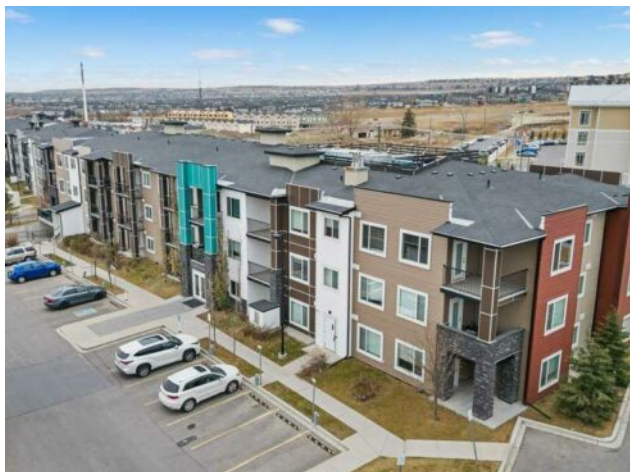


109, 20 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2269511



\$234,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 375
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in beautiful Sage Hill! This stylish one-bedroom plus den condo offers the perfect blend of comfort, functionality, and location. Step inside to an inviting open-concept layout featuring bright natural light, luxury vinyl plank flooring, and modern finishes throughout. The kitchen showcases sleek cabinetry, full tile backsplash, stainless steel appliances, and ample counter space — ideal for cooking or entertaining. The spacious den provides the flexibility for a home office, fitness nook, or reading space, while the primary bedroom comfortably fits a queen-sized bed and includes generous closet space. You’ll also appreciate the convenience of in-suite laundry and upgraded lighting. Enjoy your own private front entrance with easy access for guests and plenty of street parking in addition to your assigned stall. Situated steps away from scenic walking paths, parks, playgrounds, and natural ravines — plus only minutes to major shopping, restaurants, and transit. Everything you need is right here in this vibrant, amenity-rich community. Whether you’re a first-time buyer, downsizer, or investor, this is one you’ll want to see!