

# \$339,999 - 111, 20 Sage Hill Terrace Nw, Calgary

MLS® #A2190073

**\$339,999**

2 Bedroom, 2.00 Bathroom, 803 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**MASSIVE PRICE REDUCTION:** Stunning 2 Bed, 2 Bath Condo with Underground Parking in Sage Hill, NW Calgary – Prime Investment Opportunity

Welcome to your future home or hassle-free investment property in the highly desirable Sage Hill community of Northwest Calgary! This immaculate 2-bedroom, 2-bathroom condo blends modern living with unbeatable convenience, making it a dream for homeowners and investors alike.

**Key Features:**

**Spacious & Functional Layout:** Two well-sized bedrooms, each with ample closet space, plus two full bathrooms. The open-concept living and dining area is perfect for entertaining or unwinding with family.

**Modern Kitchen:** Sleek stainless steel appliances, stylish cabinetry, and a practical breakfast bar make cooking a delight.

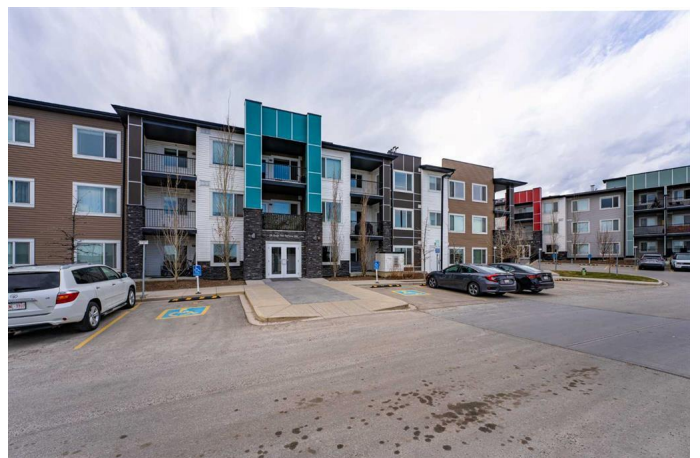
**Underground Parking:** Forget winter woes – your vehicle stays protected in the secure, heated underground parking.

**Private Balcony:** Enjoy your morning coffee or unwind after work on your own private outdoor space.

**Turnkey Investment:** Currently rented for \$2,050/month, making this property an income-generating asset from day one.

**Why Sage Hill?**

**Amenities at Your Fingertips:** From major retailers and grocery stores to cozy cafes and restaurants, everything is a short walk away.



Green Spaces & Trails: Explore nearby walking trails, parks, and natural landscapes—perfect for outdoor enthusiasts. Excellent Connectivity: Easy access to major roadways like Stoney Trail and public transit for a seamless commute.

**Additional Highlights:**

Professionally managed rental ensures worry-free ownership and consistent property maintenance.

Surrounded by top-notch schools, fitness centers, and community hubs.

Whether you're an investor seeking steady returns or a buyer looking for a vibrant community to call home, this Sage Hill condo offers unmatched value.

Don't Wait—Opportunities Like This Don't Last!

Call today to book your viewing and take the first step toward owning this fantastic property.

Built in 2016

**Essential Information**

MLS® #	A2190073
Price	\$339,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	803
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

**Community Information**

Address	111, 20 Sage Hill Terrace Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W8

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Microwave Hood Fan
Heating	Other
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Garden, Lighting, Playground, Private Entrance
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame, Stone

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	69
Zoning	M-1 d100

### **Listing Details**

Listing Office	PREP Realty
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