

# \$289,900 - 202, 20 Sage Hill Walk Nw, Calgary

MLS® #A2172115

**\$289,900**

1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This Fantastic second floor unit presents an incredible opportunity for the discerning first-time buyer or the astute investor. Nestled in the lively and bustling community of Sage Hill, this home offers a spacious and light-filled ambiance that is truly exceptional. The upgraded kitchen takes center stage, complete with raised upper cabinetry in stunning white, exuding an air of sophistication while providing ample storage space for all kitchen essentials. The elegant backsplash adds a touch of elegance, while the Whirlpool stainless steel appliances offer both style and functionality. The main living area offers a cozy and warm area to curl up and watch your favorite movie. The wall-to-wall windows provide a constant stream of natural light, perfectly balanced by an efficient air conditioning system. The generously sized private patio offers a blissful respite after a long day. The well-appointed 4-piece bathroom is conveniently located nearby, making it highly accessible for guests. The primary bedroom offers ample space and a large abundant storage for all clothing and accessories. Additional noteworthy features include the in-suite laundry, the titled parking, and the convenient storage locker, providing ample room for all belongings. Topping it all off, this second-floor unit provides living at its finest, within walking distance to a plethora of lifestyle amenities, such as shops, restaurants, schools, donâ€™t let this opportunity slip away; schedule a viewing today and make this incredible condominium your very own.



Built in 2022

## Essential Information

MLS® #	A2172115
Price	\$289,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	502
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	202, 20 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z5

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Sep. HVAC Units
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground
-------------------	-----------------------------------

Construction            Cement Fiber Board, Wood Frame

**Additional Information**

Date Listed            October 9th, 2024  
Days on Market        336  
Zoning                  DC

**Listing Details**

Listing Office           Optimum Realty Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.