

# \$359,999 - 111, 20 Sage Hill Terrace Nw, Calgary

MLS® #A2190073

**\$359,999**

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Stunning 2 Bed, 2 Bath Condo 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.

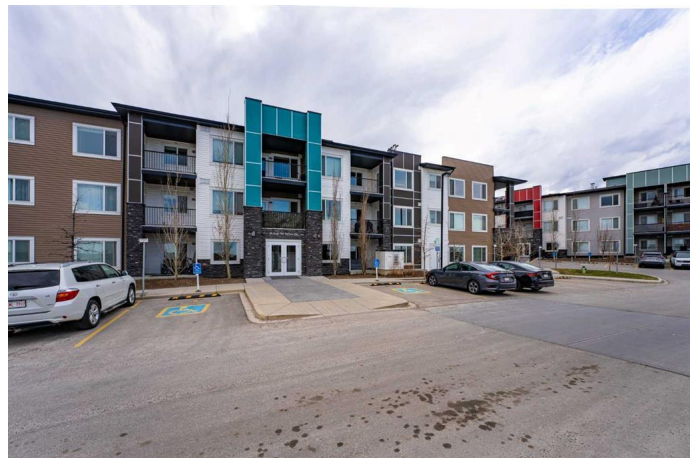
**Private Balcony:** Enjoy your morning coffee or unwind after work on your own private outdoor space.

**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



landscapesâ€”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.

Donâ€™t Waitâ€”Opportunities Like This

Donâ€™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	\$359,999
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	Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	47
Zoning	M-1 d100

### **Listing Details**

Listing Office	PREP Realty
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