

# \$325,000 - 214, 20 Sage Hill Terrace Nw, Calgary

MLS® #A2205323

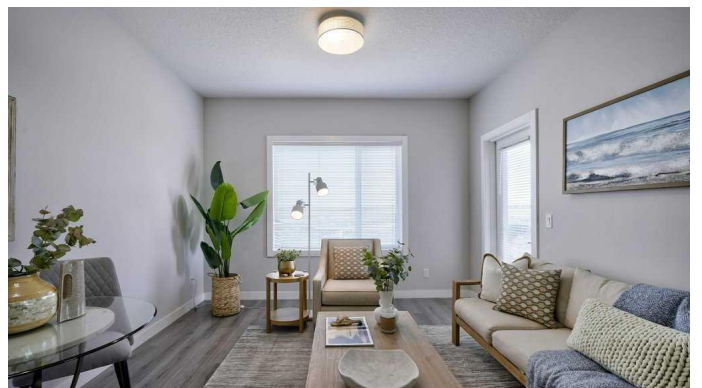
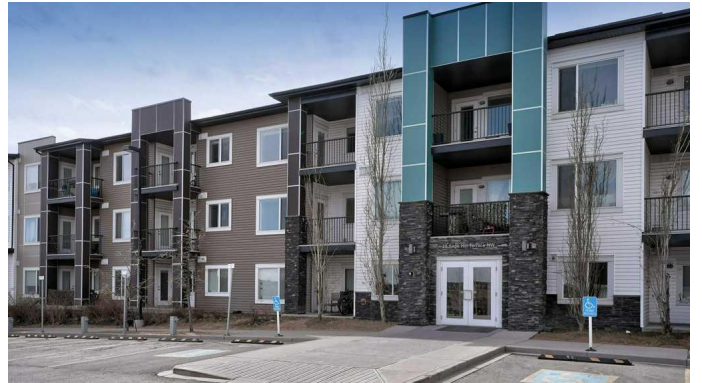
**\$325,000**

2 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

| VIEWS VIEW VIEWS | CORNER UNIT | 2 BEDROOM + DEN | PET FRIENDLY | UNDERGROUND HEATED PARKING | NO CAPRET | LOW CONDO FEES | WATER AND HEAT INCLUDED | Welcome to your dream home in the amenity rich community of Sage Hill. This exquisite 2-bedroom + den, 2-bathroom condo offers unparalleled privacy and panoramic views that will take your breath away. As a corner unit, you'll enjoy an abundance of natural light and a serene, spacious atmosphere that truly sets this residence apart. Step inside to discover a beautifully designed open-concept floor plan, where modern luxury meets everyday functionality. The floorplan seamlessly connects the living room, dining area, and kitchen creating the ideal space for both entertaining and everyday living. The stylish kitchen is a chefs dream with its sleek cabinetry, granite countertops, stainless-steel appliances and a large peninsula that overlooks the main living area. The expansive king sized master bedroom is a true retreat, complete with a large walk-through closet and a stunning 3-piece ensuite bathroom featuring granite counters and dual flush toilets. Across the condo, the sizable second bedroom features a big closet and access to the second full bathroom. This condo is framed with large windows that allow bright natural light to fill the space. Additionally, enjoy the added convenience of an in-suite laundry room, making chores simple and efficient, as well as



your own private home office. On the balcony, panoramic views showcase the peaceful pathways that wind through the ravine. This unit also provides you with titled underground parking in its heated underground parkade. The complex offers a mailroom, BIKE STORAGE, as well as loads of visitor parking. Within walking distance, the extensive array of shops, restaurants, and services at Sage Hill Crossing and the Creekside Shopping Centre are wonderfully convenient. You're just minutes away from major shopping centers, YYC International Airport, & Costco. Sage Hill boasts scenic walking paths right outside your front door, abundant green spaces as well as excellent access to major roads, including Stoney Trail and Shaganappi Trail, with convenient public transit options nearby. Don't miss this opportunity to own a beautiful home in one of Calgary's most desirable neighborhoods. Schedule your viewing today and experience the best of Sage Hill living.

Built in 2017

### Essential Information

MLS® #	A2205323
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	815
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	214, 20 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W8

### **Amenities**

Amenities	Elevator(s), Park, Playground
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	14
Zoning	M-1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.