

314, 20 Sage Hill NW  
Calgary, Alberta

MLS # A2293277



## \$425,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** All Window Coverings, Key Fob, Garage Control

Welcome to Unit 314 at 20 Sage Hill Walk NW—a bright and spacious corner unit offering 971 Sq.Ft. of upgraded living space in the heart of Sage Hill. With nearly 1,000 Sq.Ft., 9-ft ceilings, and large windows throughout, this home is filled with natural light and feels exceptionally open and inviting. The upgraded kitchen is a true standout, featuring thicker quartz countertops, an extended island, under-cabinet lighting, and a full built-in appliance package including a cooktop, wall oven, built-in microwave, and chimney-style hood fan—creating a sleek, integrated look that perfectly complements the modern design. The open-concept layout flows seamlessly into the living and dining areas, making it ideal for both entertaining and everyday living. Step outside onto the private balcony and enjoy the fresh air, while air conditioning keeps the home comfortable during warm summer months. Custom window coverings throughout the unit are included, adding both style and functionality. The primary bedroom retreat offers a large walk-in closet and a beautiful ensuite featuring dual sinks and a tiled shower. A generously sized second bedroom and full 4-piece bathroom provide flexibility for guests, family, or a home office. You’ll also appreciate the convenient mudroom-style entry with a closet for shoes and storage, along with a stacked washer and dryer. Additional highlights include titled underground parking and a well-maintained building in a highly desirable location. Situated just steps from Sage Hill Crossing and Sage Hill Quarter, you’ll enjoy incredible convenience with Starbucks, T&T Supermarket, Walmart, Chipotle, Tim Hortons, The upgraded kitchen is a standout feature, showcasing thicker quartz countertops, an extended island, under-cabinet lighting, and a sleek built-in appliance package including a cooktop, wall oven, built-in microwave and

chimney-style hood fan. The modern open-concept layout flows seamlessly into the living and dining areas, creating the perfect space for entertaining or relaxing. Step outside onto the private balcony and enjoy the fresh air, while central air conditioning keeps the interior comfortable year-round. The primary bedroom retreat offers a large walk-in closet and a beautiful ensuite with dual sinks and a tiled shower. A spacious second bedroom and full 4-piece bathroom provide flexibility for guests, family, or a home office. You'll also appreciate the convenient mudroom-style entry with a closet, plus stacked washer and dryer for added functionality. Additional highlights include titled underground parking and a well-maintained building in a highly desirable location. Situated steps from Sage Hill Crossing and Sage Hill Quarter, you'll have Starbucks, T&T Supermarket, Walmart, Chipotle, Tim Hortons, restaurants, and everyday amenities all within walking distance. A rare opportunity to own a bright, upgraded corner unit with exceptional space and convenience—this one truly must be seen in person to be fully appreciated.