

# \$280,000 - 309, 20 Sage Hill Walk Nw, Calgary

MLS® #A2215226

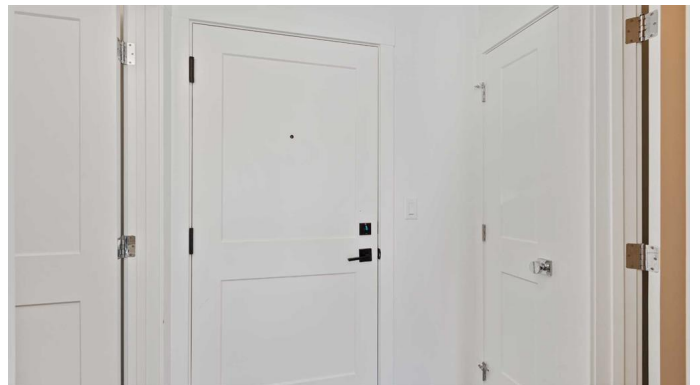
**\$280,000**

2 Bedroom, 1.00 Bathroom, 531 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully appointed third-floor condominium, built by Logel Homes in 2022, where modern elegance meets everyday convenience. This well maintained two bedroom, one bathroom unit showcases contemporary design, with luxury vinyl plank flooring throughout the main living spaces and freshly shampooed carpets in the bedrooms for added comfort. The open-concept kitchen features sleek quartz countertops, stainless steel appliances, and stylish modern finishes that blend form and function with ease. Flowing from the kitchen into the main living area; bathe in the warmth of late afternoon and evening sun through oversized windows or relax on your private balcony, an ideal retreat for unwinding at the end of the day. Enjoy the convenience of in-suite laundry and the comfort of central air conditioning, while your titled parking stall #88 is ideally located right at the front entrance for effortless access! Positioned in the heart of a walkable community, everything you need is right outside your door. We are a 5-minute stroll to the Walmart Supercentre, while even closer are the library, T&T Supermarket, Wine and Beyond, Bulk Barn, and countless other amenities. For outdoor enthusiasts, a nearby scenic network of walking and biking paths winds through the community ravines and into neighboring Evanston, perfect for those who value nature as part of their daily life. Whether you prefer a car-free lifestyle or require quick connectivity, this location delivers. Stoney Trail



is just moments away, offering seamless navigation in and out of the city. With immediate possession available, this residence is the perfect opportunity for investors or first-time homebuyers seeking comfort, style, and unbeatable convenience.

Built in 2022

**Essential Information**

MLS® #	A2215226
Price	\$280,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	531
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	309, 20 Sage Hill Walk Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1Z5

**Amenities**

Amenities	Elevator(s), Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall, Titled

**Interior**

Interior Features	Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range,

	Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler
Cooling	Sep. HVAC Units
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	21
Zoning	DC

## Listing Details

Listing Office	Century 21 Bravo Realty
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