

**411, 20 Sage Hill Walk NW**  
**Calgary, Alberta**
**MLS # A2208936**

**\$403,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2022 (3 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	NA
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Welcome to this beautifully upgraded 2-bedroom, 2-full-bathroom condo in the vibrant community of Sage Hill, built in 2022—offering modern living at its finest! Prime Location: Nestled in the sought-after Sage Hill neighborhood, this home is just steps away from Sage Hill Shopping Centre and T&T Supermarket, providing ultimate convenience for daily essentials, dining, and entertainment. With easy access to major routes, commuting is a breeze. Bright & Spacious Living: Flooded with natural sunlight from large windows, this condo feels warm and inviting. The upgraded kitchen boasts sleek finishes and high-quality appliances, perfect for home chefs. Enjoy your morning coffee or evening unwind on the beautiful balcony—a perfect private retreat. Modern Comforts: This like-new condo offers contemporary finishes, ample storage, and a functional layout ideal for professionals, couples, or small families. With two full bathrooms, mornings are effortless. Don't miss this opportunity to own a low-maintenance, stylish condo in one of Calgary's most convenient and growing communities! Schedule your viewing today!