

# \$324,997 - 111, 20 Sage Hill Terrace Nw, Calgary

MLS® #A2220108

**\$324,997**

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your perfect main-floor retreat in sought-after Sage Hill NW! This 2-bed, 2-bath apartment offers unbeatable convenience with shopping, dining, transit, and amenities just steps away—ideal for investors or first-time buyers.

Why You™ll Love It:

Prime Location — Walk to restaurants, bars, groceries, & big-box retailers,

Underground Parking — Secure & weather-free,

Modern Living — Spacious layout, natural light, & main-floor ease,

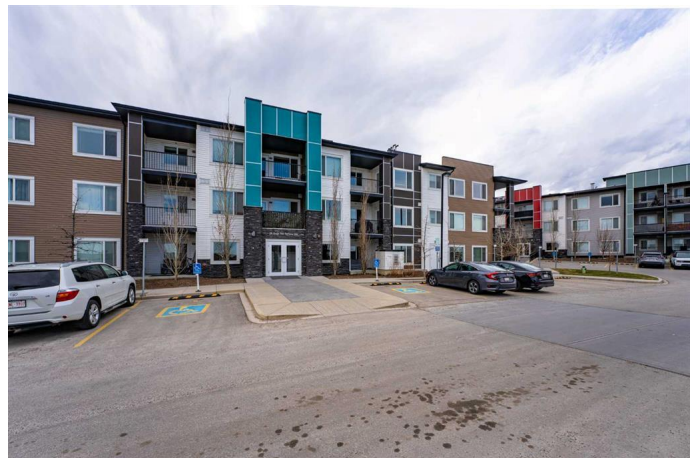
Great Investment — High demand area with rental potential

Don't miss out—schedule a viewing today!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2220108  |
| Price          | \$324,997 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 803       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| 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 | Kitchen Island, No Animal Home, No Smoking Home, 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, Private Entrance, Playground |
| Roof              | Tar/Gravel                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 12             |
| Zoning         | M-1 d100       |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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