



THE
A-TEAM

**RE/MAX
FIRST**

20 SAGE HILL Terrace #111, Calgary T3R 0W8

MLS® #: **A2190073**

Area: **Sage Hill**

Listing Date: **01/24/25**

List Price: **\$339,999**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **802**
Low Sqft:
Ttl Sqft: **802**

DOM

74

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Other**

Sewer:

Ext Feat: **Garden,Lighting,Playground,Private Entrance**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Open Floorplan,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 5`0"	Bedroom - Primary	Main	10`7" x 9`8"
Kitchen	Main	11`11" x 16`7"	Living/Dining Room Combination	Main	15`0" x 12`0"
Bedroom	Main	12`4" x 9`0"	4pc Ensuite bath	Main	7`7" x 5`1"

Legal/Tax/Financial

Condo Fee:

\$495

Title:

Fee Simple

Fee Freq:

Zoning:

M-1 d100

Monthly

Legal Desc: 1611683

Remarks

Pub Rmks: **MASSIVE PRICE REDUCTION: Stunning 2 Bed, 2 Bath Condo with Underground Parking in Sage Hill, NW Calgary - Prime Investment Opportunity** Welcome to your future home or hassle-free investment property in the highly desirable Sage Hill community of Northwest Calgary! This immaculate 2-bedroom, 2-bathroom condo blends modern living with unbeatable convenience, making it a dream for homeowners and investors alike. **Key Features: Spacious & Functional Layout:** Two well-sized bedrooms, each with ample closet space, plus two full bathrooms. The open-concept living and dining area is perfect for entertaining or unwinding with family. **Modern Kitchen:** Sleek stainless steel appliances, stylish cabinetry, and a practical breakfast bar make cooking a delight. **Underground Parking:** Forget winter woes—your vehicle stays protected in the secure, heated underground parking. **Private Balcony:** Enjoy your morning coffee or unwind after work on your own private outdoor space. **Turnkey Investment:** Currently rented for \$2,050/month, making this property an income-generating asset from day one. **Why Sage Hill? Amenities at Your Fingertips:** From major retailers and grocery stores to cozy cafes and restaurants, everything is a short walk away. **Green Spaces & Trails:** Explore nearby walking trails, parks, and natural landscapes—perfect for outdoor enthusiasts. **Excellent Connectivity:** Easy access to major roadways like Stoney Trail and public transit for a seamless commute. **Additional Highlights:** Professionally managed rental ensures worry-free ownership and consistent property maintenance. Surrounded by top-notch schools, fitness centers, and community hubs. Whether you're an investor seeking steady returns or a buyer looking for a vibrant community to call home, this Sage Hill condo offers unmatched value. **Don't Wait—Opportunities Like This Don't Last!** Call today to book your viewing and take the first step toward owning this fantastic property.

Inclusions: **NA**
Property Listed By: **PREP Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







