



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: **\$359,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

8
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|-----------------------|---------------------------------------|--------------|----------------------|
| 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: **Stunning 2 Bed, 2 Bath Condo 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







