

# \$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,

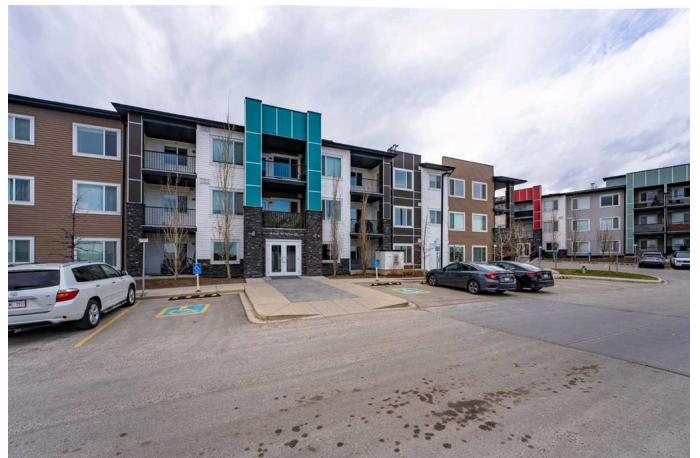
Great Investment — High demand area with rental potential

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, Playground, Private Entrance |
| Roof              | Tar/Gravel                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 53             |
| Zoning         | M-1 d100       |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.