

# \$299,000 - 108, 20 Sage Hill Walk Nw, Calgary

MLS® #A2198251

**\$299,000**

2 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**HUGE PRICE REDUCTION FOR QUICK SALE. LOCATION! LOCATION! LOCATION + 2 PARKING STALLS FOR HE AND SHE.**

There is also a large storage in the parkade to store your winter or summer tires. Look no further....this is the best deal and an excellent value for the price. Loads of upgrades. There are 2 bedrooms with luxury vinyl plank throughout. No more carpets to clean, say goodbye to carpet cleaning. Bright and open floorplan featuring modern finishes throughout.

White kitchen cabinetry, chimney hoodfan with quartz countertops in both the kitchen and bathroom with luxury walk-in shower and upgraded tiles. Conveniently located within walking distance to all the major shops in Sage Hill, including T&T Supermarket, Walmart, restaurants and walking/bike paths. Immediate possession is available for investors or for first time homebuyers.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2198251  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 589       |
| Acres          | 0.00      |
| Year Built     | 2022      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 108, 20 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 1Z5                   |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Playground, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Stall, Titled                                     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 5   |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 40              |
| Zoning         | DC              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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