

# \$299,900 - 413, 20 Sage Hill Walk Nw, Calgary

MLS® #A2247394

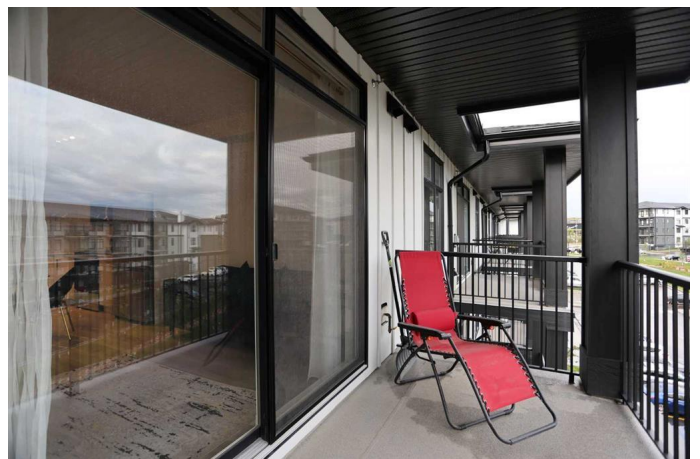
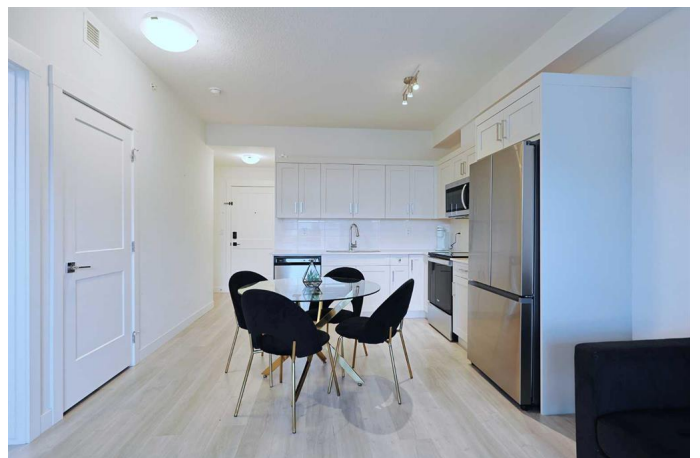
**\$299,900**

2 Bedroom, 1.00 Bathroom, 536 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This is your chance to make your home in Logel Homes'™ popular SAGE WALK project in this fantastic top floor condo just steps to the Sage Hill Crossing retail centre, winding ravine trails & bus stops. Available for quick possession, this terrific 2 bedroom / 1 bath home has high ceilings & vinyl plank floors, quartz countertops, covered balcony & titled underground parking for your exclusive use. Dynamite open concept floorplan featuring spacious living room with Northwest-facing balcony (complete with gas BBQ line), eat-in kitchen with quartz counters & soft-close cabinetry, Whirlpool stainless steel appliances & ensuite laundry with stacking Samsung washer & dryer. Primary bedroom has a deep closet & Northwest-facing window. The 2nd bedroom easily doubles as a home office, & is across from the well-appointed full bathroom with tile floors & quartz counters. Your parking stall "with adjoining storage cage", has a prime location in the underground parkade—an end unit so just 1 neighbouring stall. Monthly maintenance fees in this pet-friendly (with board approval) complex include heat & water-sewer. The massive Sage Hill Crossing complex is walking distance from your front door—and features a Walmart Supercentre, TnT Supermarket, Dollarama, Bulk Barn, Value Village, Planet Fitness, bottle depot, restaurants, banks, medical clinics & so much more! With its quick access to major roadways (Shaganappi/Sarcee/Stoney/Deerfoot Trails,



Symons Valley Parkway & Road), your new home is just minutes to regional parks & recreation, the airport, Cross Iron Mills, University of Calgary & downtown.

Built in 2022

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247394          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 536               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 413, 20 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R 1Z5                   |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Parkade, Titled, Underground                           |
| # of Garages   | 1                                                      |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |
| Basement     | None      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |
| Construction      | Cement Fiber Board    |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 60                |
| Zoning         | DC                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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