

# \$239,900 - 109, 20 Sage Hill Terrace Nw, Calgary

MLS® #A2269511

**\$239,900**

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

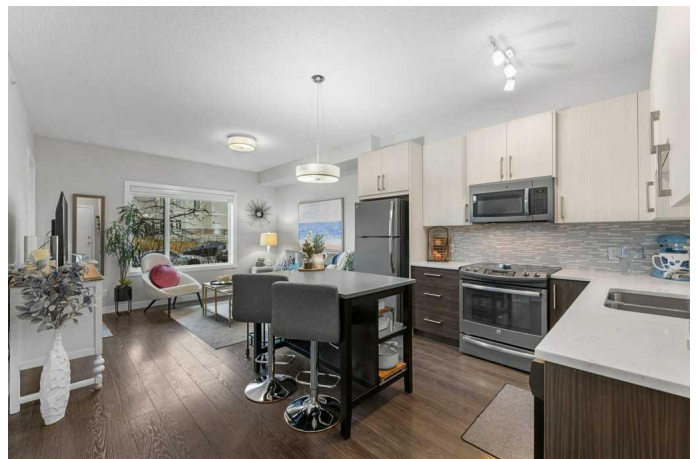
Welcome to your new home in beautiful Sage Hill! This stylish one-bedroom plus den condo offers the perfect blend of comfort, functionality, and location. Step inside to an inviting open-concept layout featuring bright natural light, luxury vinyl plank flooring, and modern finishes throughout. The kitchen showcases sleek cabinetry, full tile backsplash, stainless steel appliances, and ample counter space – ideal for cooking or entertaining. The spacious den provides the flexibility for a home office, fitness nook, or reading space, while the primary bedroom comfortably fits a queen-sized bed and includes generous closet space. You’ll also appreciate the convenience of in-suite laundry and upgraded lighting. Enjoy your own private front entrance with easy access for guests and plenty of street parking in addition to your assigned stall. Situated steps away from scenic walking paths, parks, playgrounds, and natural ravines – plus only minutes to major shopping, restaurants, and transit. Everything you need is right here in this vibrant, amenity-rich community. Whether you’re a first-time buyer, downsizer, or investor, this is one you’ll want to see!

Built in 2016

## Essential Information

MLS® #                   A2269511

Price                     \$239,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 580               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 109, 20 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W8                      |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                   |
| Parking        | Stall                                               |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                     |
| Heating           | In Floor                                                                               |
| Cooling           | Central Air                                                                            |
| # of Stories      | 4                                                                                      |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |

Zoning

M-1 d100

## **Listing Details**

Listing Office

RE/MAX iRealty Innovations

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.