

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

MLS® #A2247394

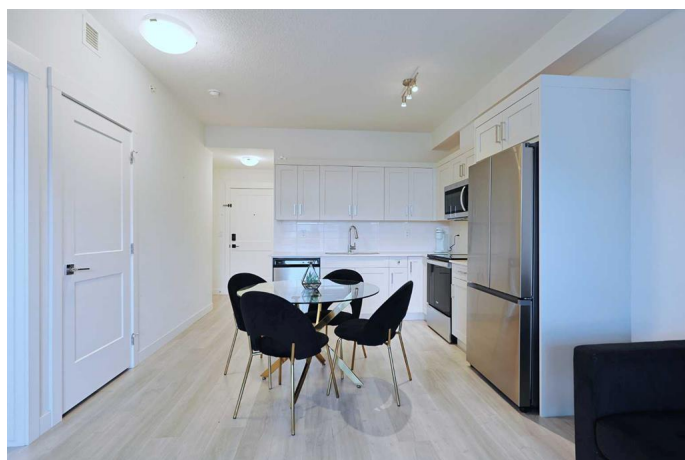
**\$299,900**

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	1
Zoning	DC

### Listing Details

Listing Office	Royal LePage Benchmark
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