

# \$290,000 - 409, 20 Sage Hill Walk Nw, Calgary

MLS® #A2219350

**\$290,000**

2 Bedroom, 1.00 Bathroom, 539 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

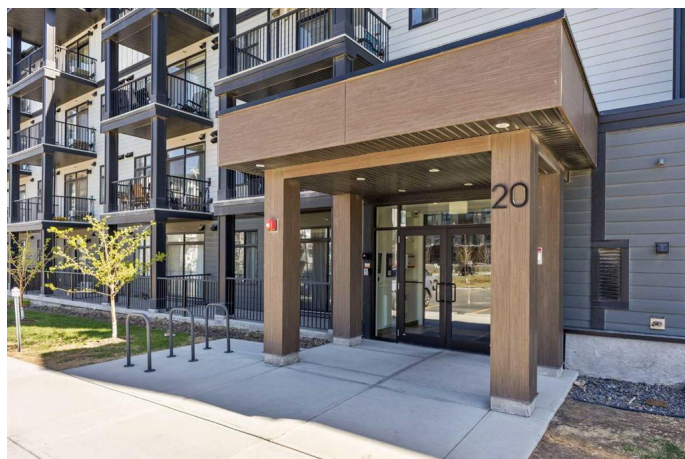
Welcome to Unit 409 at 20 Sage Hill Walk NW—a beautifully appointed, top-floor condo offering the perfect blend of style, comfort, and convenience. Built by the award-winning Logel Homes, this nearly new 2-bedroom, 1-bath residence is an exceptional opportunity for first-time buyers, investors, or anyone seeking low-maintenance, modern living.

Step inside and be greeted by 9' ceilings, luxury vinyl plank flooring, and central air conditioning—all contributing to a sleek, comfortable living environment. The bright and contemporary kitchen showcases quartz countertops, timeless white cabinetry, and stainless steel appliances, creating a polished culinary space.

The smartly designed layout offers privacy and practicality: the primary bedroom features large windows and a walkthrough closet, in-suite laundry, leading to the elegant 4-piece bathroom. The second bedroom, is ideal for guests, a home office, or a creative space—complete with a compliant window and/or sprinkler system as required by Alberta building standards.

Enjoy peace of mind and added value with a titled, heated underground parking stall, keeping your vehicle warm and secure year-round—no more scraping ice in the winter! With low condo fees, you'll love the affordable, maintenance-free lifestyle this home offers.

Conveniently located steps from Sage Hill Crossing, you'll have T&T Supermarket,



Walmart, restaurants, and retail at your doorstep. Commuting is a breeze with quick access to Stoney Trail, Deerfoot Trail, and YYC International Airport.

Whether you're downsizing, investing, or buying your first home, Unit 409 checks all the boxes. Immediate possession available—act fast and book your private showing today!

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219350          |
| Price          | \$290,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 539               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 409, 20 Sage Hill Walk Nw |
| Subdivision | Sage Hill                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3R1Z5                    |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Picnic Area, Playground, Secured Parking, Snow Removal |
| Parking Spaces | 1                                                                                  |
| Parking        | Parkade, Underground                                                               |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Storage                                           |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                                    |
| Cooling           | Full                                                                                         |
| # of Stories      | 4                                                                                            |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 39            |
| Zoning         | DC            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.