

# \$325,000 - 102, 20 Sage Hill Terrace Nw, Calgary

MLS® #A2200112

**\$325,000**

2 Bedroom, 2.00 Bathroom, 813 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*Back on Market! Previous buyer didn't get financing approved\* This two-bedroom + den, ground-level corner unit is ideally situated within the popular Viridian Condo Complex in Sage Hill. Located at the end of the hallway, it's bordered by a stairwell on one side and two exterior walls, creating a private space where you'll barely hear your neighbors! With a private entrance to the front patio and the parking stall directly in front, you can easily carry in groceries and supplies without having to use the main entrance and hallway of the building. The spacious layout features an open concept with 9' ceilings, in-floor heating, and large windows that fill the space with natural light. It is thoughtfully designed with the two bedrooms on opposite sides of the apartment, making it an ideal space for roommates or those desiring privacy from guests. The modern kitchen, with a tile backsplash, stainless steel appliance package, and granite countertops, features a breakfast bar and is open to the main living room. The primary bedroom includes a walk-through closet leading to the private ensuite bathroom. The second bedroom is conveniently located next to the other full bathroom. The unit also features in-suite laundry and a private den/office that could be used as a spacious storage room. Viridian is a well-maintained, pet-friendly complex with ample visitor parking and bike storage. The location is ideal! It's within walking distance to all amenities at Sage Hill Crossing, including Walmart, T&T



Supermarket, Tim Hortons, and more. Additional shopping centers (Creekside, Nolan Hill, and Beacon Hill), featuring big-box stores, pubs, shops, and restaurants, are all nearby. There is also easy access to extensive pathways, transit, and major thoroughfares. Whether you're a first-time buyer, empty nester looking to downsize, or an investor seeking a strong revenue property, this unit offers excellent value. With its ideal location, spacious layout, and low-maintenance living, it's a wonderful opportunity for all types of buyers! Don't miss out – schedule a viewing today and see the potential for yourself!

Built in 2016

### Essential Information

MLS® #	A2200112
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	813
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 20 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W8

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	See Remarks, Stall

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Private Entrance
Construction	Stone, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	30
Zoning	M-1

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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