203 20 Sage Hill Terrace NW

Calgary | Active | MLS® A2346862

$305,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**789.5 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

WELCOME TO 20 SAGE HILL TERRACE NW, UNIT #203! Discover comfortable and thoughtfully designed 2-BEDROOM, 2-BATHROOM APARTMENT-STYLE CONDO living in the desirable Sage Hill area. Offering approximately 789.5 SQ. FT. OF ABOVE-GRADE LIVING SPACE, this well-planned home combines practical everyday functionality with inviting living spaces, making it an excellent opportunity for FIRST-TIME BUYERS, DOWNSIZERS, PROFESSIONALS, OR INVESTORS. Step inside and you are welcomed by a practical entrance that leads into a bright and functional interior. The heart of the home is the generously sized KITCHEN AND DINING AREA, approximately 16'5" x 11'10", creating a comfortable setting for preparing meals, enjoying casual dining, and entertaining guests. A convenient PANTRY provides additional storage, while the thoughtfully arranged layout allows the kitchen and dining spaces to work seamlessly together. The inviting LIVING ROOM, approximately 14'11" x 11'11", provides plenty of room to create a comfortable space for relaxing, watching your favorite shows, hosting friends, or simply enjoying a quiet evening at home. The generous proportions make this an easy space to furnish while maintaining a comfortable flow between the main living areas. The home features TWO BEDROOMS, offering excellent flexibility for different lifestyles. The PRIMARY BEDROOM, approximately 10'6" x 9'7", offers a comfortable private retreat and is complemented by a WALK-IN CLOSET and a PRIVATE 4-PIECE ENSUITE. The second bedroom measures approximately 9'11" x 8'10" and can comfortably serve as a bedroom, guest room, home office, or personal flex space. A separate 4-PIECE MAIN BATHROOM provides additional convenience for residents and guests. The home also features a dedicated IN-SUITE LAUNDRY AREA, making everyday household routines simple and convenient. A separate STORAGE AREA adds valuable space for keeping everyday belongings organized and out of sight. Step outside onto the PRIVATE BALCONY, approximately 9'7" x 7'5", offering a pleasant extension of your living space. It is an ideal spot to enjoy your morning coffee, unwind after a long day, get some fresh air, or create your own outdoor sitting area. Whether you are looking to ENTER THE MARKET, DOWNSIZE TO A MORE MANAGEABLE HOME, CREATE A COMFORTABLE HOME BASE, OR ADD TO YOUR INVESTMENT PORTFOLIO, this Sage Hill condo offers a versatile layout that can adapt to a variety of needs. DON’T MISS THE OPPORTUNITY TO MAKE THIS WELL-PLANNED SAGE HILL CONDO YOUR NEXT HOME! Come see the comfortable layout, generous living areas, private balcony, and thoughtful bedroom arrangement for yourself. BOOK YOUR PRIVATE SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346862
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	789.5 sq. ft.
Condo Fee:	$536.09
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1611683

Heating:	In Floor
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Viridian
Community:	Sage Hill
Amenities:	Elevator(s), Park, Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Pantry · 2'6" × 2' ·
Main Floor	Walk-In Closet · 6' × 3'9" ·

Main Floor	Balcony · 9'7" × 7'5" ·
Main Floor	Bedroom - Primary · 10'6" × 9'7" ·
Main Floor	Bedroom · 9'11" × 8'1" ·
Main Floor	Laundry · 3'2" × 2'9" ·
Main Floor	Living Room · 14'11" × 11'11" ·
Main Floor	Kitchen With Eating Area · 16'5" × 11'10" ·
Main Floor	Storage · 5'11" × 4'11" ·
Main Floor	Entrance · 5'3" × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-20-sage-hill-terrace-nw-calgary-a2346862/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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