302 20 Sage Hill Terrace NW

Calgary | Active | MLS® A2354195

$287,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**823.15 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

There’s a reason corner units are always in demand - more windows, more privacy, more natural light, and a sense of openness you simply don’t get in the middle. Unit 302 delivers exactly that. This stylish 2-bedroom, 2-bathroom condo is a desirable top-floor corner/end unit with a bright NW-facing exposure and a massive corner balcony that gives you plenty of room to enjoy the outdoors - morning coffee, summer dinners, or a space to unwind in the evening.
Inside, the open-concept layout is designed for easy living and entertaining. The contemporary kitchen features sleek quartz countertops, stainless steel appliances, and a convenient breakfast bar that opens naturally into the dining and living areas. The result is a clean, modern space that feels both functional and inviting.
The primary bedroom features a private 3-piece ensuite and walk-in closet. A spacious second bedroom and full 4-piece bathroom provide plenty of flexibility for guests or family. In-suite laundry adds everyday convenience, while the oversized storage room or a DEN/office gives you the rare condo luxury of having a dedicated place for everything. You'll also have a secure titled parking stall in the heated underground parkade. The well-run complex is pet-friendly, adding even more appeal for those looking for a comfortable, welcoming place to call home.
Sage Hill is a vibrant northwest Calgary community with easy access to Stoney Trail, making it simple to get around the city. Downtown Calgary is under 20 minutes away, while Creekside Shopping Centre puts everyday amenities close at hand, including Walmart, Superstore, restaurants, and a variety of services. Sage Hill’s pathway network winds through green spaces and parks, giving you plenty of opportunities to get outside without leaving the neighbourhood. This fantastic corner end unit offers both lifestyle and practicality - and it won't last long.
Check out the virtual tour or book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354195
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:	823.15 sq. ft.
Main Level Finished Area:	823.15 sq. ft.
Condo Fee:	$553.96
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	No One Above
Total Rooms Above Grade:	5
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
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Viridian
Community:	Sage Hill
Amenities:	Elevator(s), Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	na
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 14'1" × 8'5" ·
Main Floor	Foyer · 9'7" × 5'8" ·
Main Floor	Kitchen · 12'4" × 10'6" ·
Main Floor	Living Room · 14'4" × 12'3" ·
Main Floor	Bedroom - Primary · 11'10" × 10'10" ·

Main Floor	Storage · 7'11" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, 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
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-20-sage-hill-terrace-nw-calgary-a2354195/

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