

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

MLS® #A2200112

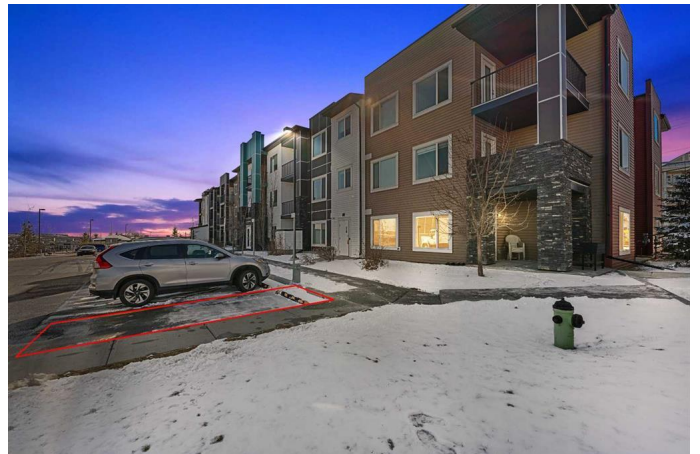
**\$325,000**

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

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, Storage, Ceiling Fan(s) |
| 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 | 43              |
| Zoning         | M-1             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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