



GRASSROOTS
REALTY GROUP

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**319, 24 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2289844

\$245,000



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions:	N/A
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This is the best deal in the same condo! Just installed flooring right before listing, this unit is facing NE with a nice ravine view plus a view far out to Evanston. Featuring laundry in unit, a quiet den suitable for home office, a 100sqft bedroom, kitchen with quartz countertop and full set of appliances and brand new faucet installed, Eat-In-Kitchen and living room in a piece close to 300sqft, plus the balcony gathered all the advantages of the location and direction in its view. One underground parking stall is included, several shopping centers nearby especially Sage Hill Plaza shopping center which is just 3-5 minutes walk. Creekside Plaza is also 7-10 minutes walk and Beacon Hill Plaza is just 2-3 minutes drive. Public transit stop is just by the side of the building, this home is ideal for bachelor and couple. Come check it now!