



GRASSROOTS
REALTY GROUP

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220, 8 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2323410



\$294,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

WELCOME to this beautifully maintained 2-bedroom + Den, 2-bathroom condominium located in the highly desirable community of Sage Hill in Northwest Calgary! Situated on the second floor, this bright and spacious unit offers a functional open-concept layout, perfect for both everyday living and entertaining. Enjoy the privacy of a unique balcony that does not share a wall with neighboring units, allowing you to relax and take in the pleasant views in peace. The well-designed floor plan features two generously sized bedrooms, including a primary suite with its own ensuite bathroom, plus a versatile den that is ideal for a home office, study area, or additional storage space. This home has been exceptionally well cared for and is truly move-in ready. The titled underground parking stall provides year-round comfort and convenience. Ideally located just minutes from shopping centres, schools, restaurants, parks, walking paths, and public transit, this property offers the perfect balance of comfort, convenience, and lifestyle. With easy access to major roadways, commuting throughout Calgary is a breeze. Whether you are a first-time homebuyer, downsizer, or investor, this is an excellent opportunity to own a beautiful home in one of Northwest Calgary's most sought-after communities. Book your private showing today and discover everything this exceptional property has to offer!