



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208, 24 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2328176



\$319,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	892 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Quartz Counters		

Inclusions:	na
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This is a very special 2-bedroom with den condo. There are only 3 units this large (nearly 900 sq ft) in the building, and this one has rare upgrades. Both bedrooms have an ensuite, as a door from the second bedroom has been added for access directly to the second bathroom. The primary bedroom ensuite has a double vanity, double-sized shower and a custom built storage cabinet added. The kitchen has had every upgrade offered by the builder - high-end quartz countertops, stainless steel Whirlpool appliances and glass backsplash tiles. There is ample cabinet and counter space. The den, beside the kitchen, is perfectly sized for an office, workout space, or extra storage. In suite laundry includes a stackable washer/dryer. There is laminate flooring throughout all the living areas, with ceramic tile in the bathrooms (and you guessed it - it's upgraded!) and all has the luxurious comfort of in-floor heating. The balcony offers a beautiful view, and privacy at the same time. Underground, secured parkade (one titled parking spot comes with this unit) also has secured bike storage. Parking for visitors is right outside the door, with several spots in the parking lot, or just steps away on the street. This condo is located near several walking paths, shopping and public transit. Congratulations! You've found it!