



GRASSROOTS
REALTY GROUP

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**318, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2334573



\$285,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	701 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in Sage Hill Terrace, featuring in-floor heating for year round comfort. Ideally located in a vibrant NW community, you're just steps from parks, schools, shopping, and great dining options. Inside, you'll find an open-concept layout with a functional kitchen offering plenty of cabinet space, modern appliances, and a large sit-up island, perfect for entertaining. The living and dining area is filled with natural light, creating a warm and inviting space. The primary bedroom features a large closet and a private 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the main 4-piece bathroom. ideal for guests, a home office, or roommates. Additional highlights include underground parking. Move-in ready and perfectly located. Don't miss your chance to book a showing!