

## 311, 12 Sage Hill Terrace NW Calgary, Alberta

**MLS # A2238912**



# \$354,800

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 805 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                |                   |          |
|--------------------|----------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor, Natural Gas                                          | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                         | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                              | <b>Condo Fee:</b> | \$ 525   |
| <b>Basement:</b>   | -                                                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                       | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | -                                                              | <b>Utilities:</b> | -        |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home |                   |          |

**Inclusions:** N/A

Top-Floor 2 Bed 2 Bath + Den Condo with Central A/C in Sage Hill NW. Spacious and private top-floor unit with no neighbors above, located in the heart of Sage Hill NW. This 2-bedroom + den, 2-bathroom condo offers an open floor plan with 9-foot ceilings, quartz countertops, stainless steel appliances, and a large pantry in the kitchen. The primary bedroom includes a walk-in closet and full ensuite. The second bedroom is generously sized and is complemented by another full bathroom. A separate den provides flexible space for a home office or additional living area. Enjoy comfort year-round with central air conditioning and a private, good-sized patio—ideal for outdoor relaxation. Titled heated underground parking stall is conveniently located right in front of the elevator for easy access. Residents also have access to a recreation room in the building. Excellent location within walking distance to Creekside Shopping Centre, Walmart, Costco, T&T Supermarket, restaurants, and more. Quick access to Stoney Trail provides easy connectivity throughout the city.