

105, 8 Sage Hill Terrace NW  
Calgary, Alberta

MLS # A2232628



# \$234,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

\*Price reduced to \$234,900. Currently the most affordable unit in the complex\* Welcome to this beautifully maintained one bedroom plus den, one bathroom condo located in the vibrant and sought-after community of Sage Hill. Perfectly designed for comfort and convenience, this unit offers an open-concept layout with modern finishes, stainless steel appliances and in-suite laundry. Spacious kitchen with ample cabinetry and a breakfast bar, flowing seamlessly into the living room, perfect for entertaining or relaxing. Step into the spacious primary bedroom, where comfort meets practicality. Easily accommodating a queen-sized bed, this room also features a large window that fills the space with natural light and a walk-in closet for ample storage. This unit includes an additional office room—perfect for working from home, studying, or managing daily tasks in a quiet, dedicated space. Additional features include one assigned parking stall, secure building access, and close proximity to walking paths, shopping at Sage Hill Crossing (Walmart, T&T Supermarket, restaurants), public transit, and quick access to major routes like Stoney Trail and Shaganappi Trail.