



311, 12 Sage Hill Terrace NW Calgary, Alberta

MLS # A2238912



\$345,000

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

Heating: Water: In Floor, Natural Gas Floors: Sewer: Carpet, Laminate, Tile Roof: Condo Fee: \$ 536 **Basement:** LLD: Exterior: Zoning: M-1 d100 Vinyl Siding, Wood Frame Foundation: **Utilities:**

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: N/A

Price Reduced! 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.