

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

MLS # A2238912



\$364,800

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	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.