

202, 24 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2268698



\$319,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions:	None
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CORNER UNIT| 2 BED PLUS DEN | 2 FULL WASHROOMS | IN-FLOOR HEATING | NO CARPET | PRIVATE BALCONY | TITLED HEATED UNDERGROUND PARKING | SOUTH FACING | This gorgeous condo has everything you need and more! Better than a brand new apartment with a fantastic floor plan and NO CARPET THROUGHOUT! At 799 sq ft, you will love the in-floor heating, great 2 FULL BATHROOMS plus 2 Bedrooms with the primary bedroom being the LARGEST SIZE in the complex and ideal for a king sized bed! It also has UNDERGROUND, TITLED AND HEATING PARKING, a DEN FOR EXTRA STORAGE and tons of closet space with a PANTRY AND LINEN CLOSET! SO HARD TO FIND THESE DAYS! The best of all are the LARGE WINDOWS throughout the unit which makes it bright and airy. Being a corner unit, you have a very PRIVATE SHADED BALCONY with INCREDIBLE VIEWS all year round. Condo fees are reasonable and include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to so many parks, walk and bike paths, Wal-Mart, T&T, Costco, Public Transport and so much more! Book a private showing and make this stunning condo your own!