

**318, 8 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2303914**



**\$285,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in Sage Hill Terrace, featuring in-floor heating for year round comfort. Ideally located in a vibrant NW community, you're just steps from parks, schools, shopping, and great dining options. Inside, you'll find an open-concept layout with a functional kitchen offering plenty of cabinet space, modern appliances, and a large sit-up island, perfect for entertaining. The living and dining area is filled with natural light, creating a warm and inviting space. The primary bedroom features a large closet and a private 4-piece ensuite, while the second bedroom is generously sized and conveniently located near the main 4-piece bathroom. ideal for guests, a home office, or roommates. Additional highlights include underground parking. Move-in ready and perfectly located. Don't miss your chance to book a showing!