

**309, 12 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2309025**



**\$219,800**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Cooktop, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Dryer, Window Coverings

Welcome to Sage Hill, where style, comfort, and convenience come together in this beautifully maintained TOP-FLOOR condo. Freshly painted and move-in ready, this bright and inviting home is perfect for first-time buyers, downsizers, or investors looking for a fantastic opportunity in one of Calgary's most sought-after communities. Step inside and be greeted by an abundance of natural light pouring through the large windows, creating a warm and airy atmosphere throughout the open-concept living space. Durable vinyl plank flooring flows seamlessly through the main living areas, while the thoughtfully designed layout offers a functional dining area, modern kitchen featuring elegant quartz countertops, and comfortable living room, ideal for both everyday living and entertaining. A versatile den near the entrance provides the perfect space for a home office, reading nook, or additional storage. The spacious bedroom offers a peaceful retreat, while the well-appointed 4-piece bathroom and convenient in-suite new washer and dryer (2026) add to the home's practicality. Enjoy your morning coffee or unwind after a long day on your private balcony, offering an ideal outdoor space to relax. Additional highlights include titled underground parking in a secure heated parkade, providing comfort and convenience year-round. Located close to shopping, restaurants, walking paths, steps to a ravine, parks, and major roadways, this exceptional top-floor unit offers low-maintenance living in a fantastic location.