

205, 12 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2310468



\$280,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Beautifully maintained and move-in ready, this 2-bedroom, 2-bathroom condo in the desirable community of Sage Hill offers a functional layout, tasteful updates, and an unbeatable location—perfect for first-time buyers, downsizers, or investors looking for strong rental potential. Thoughtfully designed with bedrooms on opposite sides of the unit, this layout provides ideal privacy for roommates, guests, young families or anyone working from home. The spacious primary bedroom features a walk-in closet and private 4-piece ensuite, while the second bedroom is conveniently located beside another full bathroom. A separate flex room adds valuable extra space and can easily be used as a home office, den, study area, or additional storage room. The open-concept kitchen is both stylish and practical, showcasing brand new quartz countertops, a new stove, new microwave hood fan, stainless steel appliances, ample cabinetry, and a large island that flows seamlessly into the bright living area—perfect for entertaining or everyday living. Fresh paint throughout and brand new carpet in both bedrooms give the home a clean, modern feel and make it truly move-in ready. Enjoy the South west-facing balcony an ideal spot to soak up afternoon sun and take in beautiful evening sunsets. Additional highlights include in-suite laundry (stackable washer and dryer), titled parking, and modern neutral finishes throughout. Pride of ownership is evident, and the unit shows exceptionally well. Ideally located with quick access to Stoney Trail, Shaganappi Trail, and Symons Valley Road, you’re just minutes from Costco, Walmart, T&T Supermarket, Co-op, restaurants, shopping, walking paths, and countless everyday amenities. Offering outstanding value in one of NW Calgary’s most sought-after communities, this is an opportunity you won’t want to miss.