

108, 8 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2335745



\$275,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Window Coverings, Entry Key(s)/Fob(s)

Exceptional value! Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after community of Sage Hill, offering the perfect blend of modern comfort, everyday convenience, and low-maintenance living. Whether you're a first-time home buyer, downsizer, or investor, this move-in-ready home delivers outstanding value in one of Northwest Calgary's most desirable and fast-growing neighbourhoods. Offering over 800 sq. ft. of thoughtfully designed living space, this bright ground-floor unit features a functional open-concept layout that seamlessly connects the kitchen, dining, and living areas, creating an inviting atmosphere for both entertaining and everyday living. Large windows fill the home with natural light, while the ground-floor location offers easy accessibility and added convenience. The stylish kitchen showcases granite countertops, stainless steel appliances, ample cabinetry, a spacious pantry, and a large centre island that's perfect for meal preparation, casual dining, or hosting family and friends. The open living area flows effortlessly onto your private covered balcony, providing the perfect place to enjoy your morning coffee or unwind at the end of the day. The spacious primary bedroom offers a walk-in closet and a private 4-piece ensuite, while the second bedroom provides excellent flexibility for guests, a roommate, or a home office. A second full bathroom and convenient in-suite stacked laundry complete this well-designed home. Additional highlights include central air conditioning, in-floor heating, one assigned parking stall, secure building access, visitor parking, and professional management. Enjoy the best of Sage Hill with scenic walking paths, peaceful ponds, parks, and green spaces just steps from your door. You're minutes from Beacon Hill Shopping Centre, Costco, Walmart, T&T Supermarket,

restaurants, cafés, fitness centres, and all the everyday amenities you need. Quick access to Stoney Trail makes commuting across Calgary, reaching YYC International Airport, or escaping to the Rocky Mountains incredibly convenient. With a fantastic location, modern finishes, and the added bonus of 6 months of free condo fees, this move-in-ready home is an outstanding opportunity you won't want to miss. Book your private showing today!