

1, 12 Sage Hill Terrace NW Calgary, Alberta

MLS # A2343984



\$284,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

PRIVATE ACCESS • FULL PRIVACY • RAVINE VIEWS! Welcome to this beautifully maintained 2-bedroom + den, 2-bathroom ground-floor condo in the sought-after community of Sage Hill NW. Offering a rare combination of privacy, convenience and functionality, this home feels more like a private residence than a typical condo. One of the standout features is the private courtyard/road-level access, providing easy entry without having to navigate through the main building—ideal for groceries, guests, pets and everyday living. The unit also offers dual entry doors, with the rear door opening directly onto your private patio and providing convenient access to the nearby ridge walking paths, seating areas and scenic green-space ravine. Inside, the bright and spacious open-concept layout features 9-foot ceilings, large windows, durable laminate and tile flooring, and in-floor heating. The modern kitchen offers ample cabinetry, generous counter space, a breakfast bar and a seamless connection to the dining and living areas—perfect for entertaining or everyday living. The spacious primary bedroom features a walk-through closet and sunny 4-piece ensuite, while the second bedroom is conveniently located beside another full 4-piece bathroom. A versatile den is ideal for a home office, study, hobby room or additional storage. Complete with in-suite laundry, dedicated storage and assigned parking, this home checks all the boxes. Enjoy your private patio with plenty of room for a full-sized BBQ, while being just minutes from Walmart, T&T Supermarket, Sage Hill Quarter, Beacon Hill, Creekside, restaurants, parks and extensive walking pathways. Easy access to transit, Stoney Trail, the University of Calgary and Calgary International Airport makes commuting a breeze. Perfect for first-time buyers, downsizers, professionals or investors—this is

low-maintenance condo living with the privacy and convenience of a private-home feel. Don't miss this exceptional Sage Hill opportunity!