

305, 12 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2353886

\$264,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	798 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: n/a

Price reduced!!!!Enjoy top-floor living and sunny southwestern exposure at Viridian Court in Sage Hill! This spacious 2-bedroom, 2-bathroom condo offers a functional layout and titled underground parking. The open-concept kitchen features granite countertops, ample cabinetry, a pantry and an island with a breakfast bar, flowing seamlessly into the bright living area. Step outside onto your private southwest-facing balcony—an inviting spot to enjoy the afternoon sunshine or relax at the end of the day. The primary bedroom features a walk-through closet leading to a 4-piece ensuite, while the generously sized second bedroom is complemented by a separate 4-piece bathroom. In-suite laundry adds everyday convenience. Storage room space can also be used as an office den. Your titled underground(heated) parking stall is conveniently located near the bicycle storage area. With nearby walking and cycling pathways, shopping and everyday amenities, this home brings together comfort, convenience and an appealing northwest Calgary location.