

\$310,000 - 302, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2089061

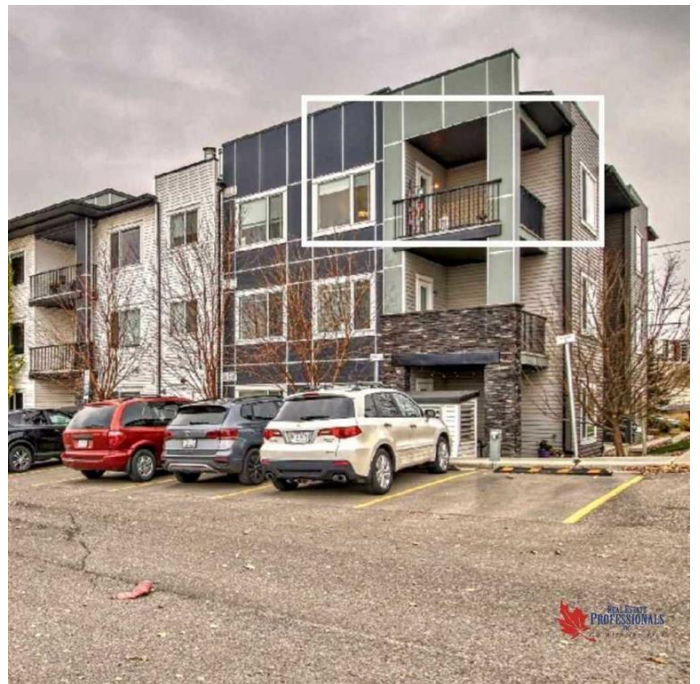
\$310,000

2 Bedroom, 2.00 Bathroom, 807 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning condo located in the Viridian section of the Sage Hill Complex. This exquisite unit resides on the TOP FLOOR and occupies a prime CORNER UNIT location. The unit has TWO bedrooms, TWO full bathrooms + DEN, making it an appealing choice for those seeking a comfortable living space. The condo is designed with modern comforts, Contemporary OPEN CONCEPT layout, loaded with premium LAMINATE HEATED FLOORING to keep your unit very comfortable in the colder months. Enjoy a modern colour palette, LARGE WINDOWS for all day natural light. The great sized kitchen offers STAINLESS STEEL APPLIANCES, GRANITE COUNTERS and PANTRY. The interior features FULL HEIGHTS CABINET, providing ample storage space while adding a touch of elegance. Split floor plans ensure privacy for both bedrooms. Primary Suite offers a 4-piece bathroom and a walk-through closet. Second bedroom is next to the common, 4-piece bathroom. For added convenience, the in-suite laundry facilities are discretely tucked away, minimizing noise disruption in the living areas. Don't forget, this includes 1 TITLED HEATED UNDERGROUND PARKING STALL that provides security for your vehicle. Plenty of VISITORS PARKING available just in front of the building. It is conveniently situated near a range of essential amenities. Residents will appreciate the proximity to well-known establishments such as Costco, WALMART, a



shopping mall, and the popular T&T supermarket.Â Â Moreover, the presence of a nearby park and walking trails offers opportunities for leisurely strolls and outdoor recreation.Â The residence enjoys excellent accessibility to Stoney Trail, enabling effortless citywide navigation and smooth travel to picturesque Banff. Don't let the opportunity slip by. Schedule your viewing today and discover the perfect blend of elegance, functionality, and convenience that awaits you in the gorgeous community of Sage Hill!

Built in 2015

Essential Information

MLS® #	A2089061
Price	\$310,000
Sold Price	\$306,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	302, 12 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0W6

Amenities

Amenities	Visitor Parking
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Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Radiant
Cooling	None
# of Stories	3

Exterior

Exterior Features	Playground
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 18th, 2023
Date Sold	November 6th, 2023
Days on Market	15
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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