

\$365,900 - 314, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2104576

\$365,900

2 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

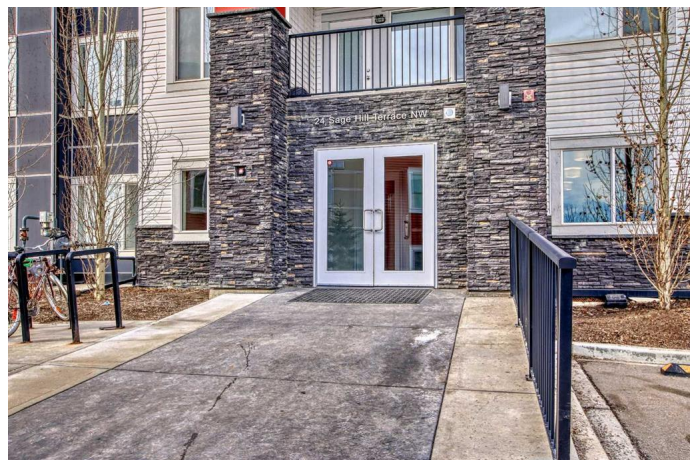
Step into this pristine 2-bed, 2-bath unit in the highly sought-after community of Sage Hill! Boasting 790 sq ft of open-concept living space, this bright gem faces southwest, infusing the living area with natural light. Every detail has been carefully considered - from the sleek quartz countertops throughout to the double walkthrough closet and 4-piece ensuite in the primary bedroom. Need extra space? The in-unit storage doubles as a cozy den or work area.

Enjoy the luxury of in-floor heating and a chic modern color scheme. The kitchen is a chef's delight, offering plenty of counter space, ample cupboards, and a convenient pantry. In addition to the dining area, the island provides extra seating, perfect for family meals or entertaining.

No modern convenience has been overlooked, with outlets that include USB plug-ins, beautiful light fixtures, and a ceiling fan in the living room to keep you comfortable in warmer months. Step outside onto your outdoor balcony, a perfect spot to savor summer evenings. You will also enjoy a heated, underground (titled) parking spot, located close to entrance/elevator doors.

Location is key, and this unit has it all - a walking/biking path right outside your door, Creekside Shopping Centre close by for your shopping needs, and a bus stop conveniently located at the east end of Sage Hill Drive.

Also, minutes to Symons Valley Rd. and Shaganappi & Stoney Trail. Don't miss out on



the opportunity to call this place home! Book a showing with your favourite realtor today!

Built in 2017

Essential Information

MLS® #	A2104576
Price	\$365,900
Sold Price	\$365,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	790
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	314, 24 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0W9

Amenities

Amenities	None
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Pantry, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor

Cooling None

of Stories 3

Exterior

Exterior Features Balcony

Construction Mixed

Additional Information

Date Listed February 1st, 2024

Date Sold April 5th, 2024

Days on Market 64

Zoning M-1 d100

HOA Fees 0.00

Listing Details

Listing Office CIR Realty



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