

\$350,000 - 311, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2130760

\$350,000

2 Bedroom, 2.00 Bathroom, 804 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

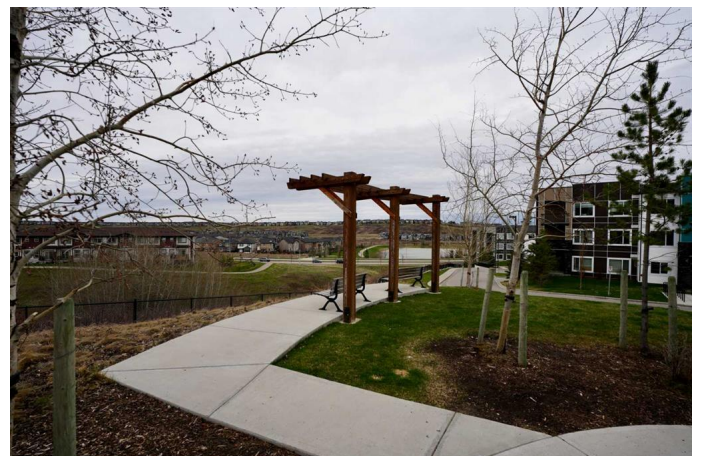
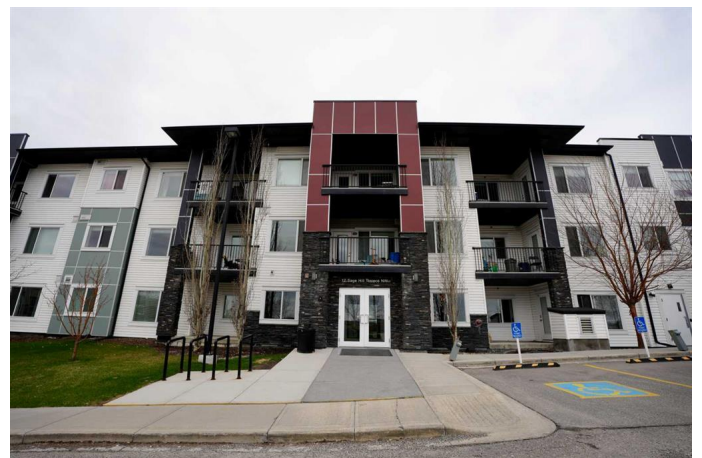
Welcome to 12 Sage Hill Terrace NW Unit 311, a spacious top-floor unit offering unparalleled privacy with no neighbors above. Boasting 2 good-sized bedrooms and 2 bathrooms, this home is designed for comfortable living.

Step into the kitchen and discover the elegance of quartz countertops paired seamlessly with stainless steel appliances. A generous pantry provides ample storage space, while 9-foot ceilings add to the sense of spaciousness throughout the unit.

This rare find includes a den, perfect for a home office or additional living area, adding versatility to the floor plan. Stay cool during the summer months with central AC, ensuring comfort year-round.

Step outside onto the good-sized patio, ideal for enjoying morning coffee or hosting gatherings with friends and family. Located in the heart of Sage Hill NW, this home offers convenience at your doorstep. Enjoy easy access to Stoney Trail, providing seamless connectivity to other parts of the city.

Inside, the primary bedroom features a walk-in closet and ensuite bathroom, offering a private retreat. The second bedroom is also generously sized, with another full bathroom to complement this unit.



Titled parking is provided in a heated parking garage, conveniently located right in front of the elevator for easy access when transporting groceries or belongings.

Residents of this building also have access to a recreation room, providing additional space for leisure and entertainment.

With Creekside shopping center, Walmart, Costco, T&T Supermarket, and a variety of restaurants within walking distance, everything you need is right at your fingertips.

Don't miss your chance to call this desirable unit home. Schedule a viewing today and experience the best of Sage Hill living.

Built in 2015

Essential Information

MLS® #	A2130760
Price	\$350,000
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	311, 12 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 0W6

Amenities

Amenities	Elevator(s), Gazebo, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 23rd, 2024
Days on Market	13
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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