

2, 12 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2156173



\$300,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	804 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

This ground-floor unit, located in the sought-after Sage Hill community in NW, offers unparalleled convenience with its proximity to the main entrance and walking distance to various amenities. The unit features dual entry doors, including a back door that opens to a patio and easy access to the ridge walking path and seating area to the scenic view of green space ravine. The unit boasts a thoughtful layout with numerous features including, durable laminate and tile flooring throughout, in-floor heating, 9-foot ceilings, and large vinyl windows that allow for an abundance of natural light. The open-concept design is enhanced by double closets, a dedicated storage room, a bright living room, and a well-equipped kitchen with a breakfast bar and ample cabinet space. Additionally, the unit includes in-suite laundry for added convenience. There are two spacious bedrooms and two full bathrooms, with the primary bedroom offering a walk-through closet and a sunny 4-piece ensuite bathroom. The private patio is an ideal outdoor space, perfect for enjoying the fresh air or accommodating a full-sized BBQ. Situated close to Walmart, T&T Supermarket, Sage Hill Quarter, Beacon Hill, Creekside, and extensive pathways and greenspaces, this location provides easy access to transit, parks, Stoney Trail, the University of Calgary, and the airport.