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GRASSROOTS
REALTY GROUP

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202, 24 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2181676

$385,000

Division:	Sage Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment
Size:	799 sq.ft.
Age:	2017 (7 yrs old)
Beds:	2
Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 525
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-1 d100
Foundation:	-	**Utilities:**	-

Features: Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: Living Room: Sectional Sofa/Bed, Coffee Table, Carpet, Recliner, 75" TV, TV Stand, TV Mount. Office/Bedroom: Office Table, Book Stand, Carpet, Ottoman. Primary Bedroom: Mattress, Bed Frame, 2 side tables, 2 dressers. Kitchen: 4 Bar Stools

They don't build them like they used to! This gorgeous FULLY FURNISHED CORNER condo has everything you need and more! Better than a brand new apartment with a fantastic floor plan and NO CARPET THROUGHOUT! You will love the in-floor heating, great 2 FULL BATHROOMS plus 2 Bedrooms with the primary bedroom being the LARGEST SIZE in the complex and ideal for a king sized bed! It also has UNDERGROUND, TITLTED AND HEATING PARKING right next to the stairs and elevator, a DEN FOR EXTRA STORAGE and tons of closet space with a PANTRY AND LINEN CLOSET! SO HARD TO FIND THESE DAYS! The best of all are the LARGE WINDOWS throughout the unit which makes it bright and airy. Being a corner unit, you have a very PRIVATE SHADED BALCONY with INCREADIBLE VIEWS all year round. Condo fees are reasonable and include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to so many parks, walk and bike paths, Costco, Wal-Mart, T&T, Public Transport and so much more! This building has an elevator and is only three floors, so you are only a single flight of stairs away from the main level. Book a private showing and make this stunning condo your own!