



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**219, 24 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2236855**



**\$244,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	575 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/a

Welcome to this gorgeous 1 bedroom + den condo with RAVINE VIEWS in the highly sought-after community of Sage Hill. Perfectly situated near rolling hills and a tranquil ravine, this home offers peace, privacy, and sunny south exposure. Inside, you'll find a bright and beautifully upgraded unit featuring high-end laminate flooring, designer lighting, and 9 ft ceilings throughout. Oversized windows allow for an abundance of natural light, creating a modern yet welcoming space. The open-concept kitchen is both stylish and functional with quartz countertops, a tasteful backsplash, upgraded cabinetry, and a premium stainless steel appliance package. The spacious living room is ideal for entertaining and opens onto a large private balcony, perfect for enjoying the view of the Ravine. The primary bedroom includes a generous walk-in closet, and the unit is complete with a 4-piece bathroom, stacked in-suite laundry, and second bedroom or den. This pet-friendly and well-managed building even features a dedicated pet turf area for your furry friends. Heated underground parking rounds out this exceptional offering. Don't miss your opportunity to own a ravine view unit in one of NW Calgary's most desirable neighbourhoods, with easy access to schools, shops, parks, pathways, and transit.