



**GRASSROOTS**  
REALTY GROUP

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107, 12 Sage Hill Terrace NW  
Calgary, Alberta

MLS # A2237716



**\$330,000**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Sage Hill   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                   |
| Style:    | Apartment-Single Level Unit   |        |                   |
| Size:     | 799 sq.ft.  | Age:   | 2015 (10 yrs old) |
| Beds:     | 2   | Baths: | 2                 |
| Garage:   | Assigned, Outside, Stall  |        |                   |
| Lot Size: | -   |        |                   |
| Lot Feat: | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance L |        |                   |

|             |   |            |          |
|-------------|---|------------|----------|
| Heating:    | In Floor, Natural Gas   | Water:     | -        |
| Floors:     | Carpet, Ceramic Tile, Laminate  | Sewer:     | -        |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 495   |
| Basement:   | -   | LLD:       | -        |
| Exterior:   | Mixed, Vinyl Siding, Wood Frame   | Zoning:    | M-1 d100 |
| Foundation: | Poured Concrete   | Utilities: | -        |
| Features:   | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |            |          |
| Inclusions: | N/A   |            |          |

HOME SWEET HOME! INVESTMENT OPPORTUNITY! Welcome to the Viridian in the sought after community of Sage Hill! This amazing 2 bedroom, 2 bathroom unit with 9' ceilings is perfect for first time home buyers as well as INVESTORS! This unit boasts a modern open floor plan with luxury vinyl plank flooring, two large bedrooms with 2 full baths that include tile flooring, a soaker tub and gleaming granite counters. Step into the master bedroom that features a walk-through closet & elegant 4 piece ensuite bathroom. The spacious kitchen features a large island, granite counter tops, a focal point island with an eating bar and stainless steel appliances. This unit includes a parking stall, in-suite laundry, and ample in-suite storage. From the street you can access the south facing patio via the pathway leading right to your unit. As you step outside you can enjoy your peaceful patio. The building features an amenities room for family gatherings and events that can be booked.. This unit is located within walking distance to shopping, public transit, just steps from the ravine offering numerous walking and biking paths, schools and major roadways. Don't miss your opportunity to own this beautiful condo for yourself or as an investment property! Book your private showing TODAY!