



GRASSROOTS
REALTY GROUP

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

**323, 24 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2238884



\$319,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

Top Floor. Move-In Ready. Fully Upgraded. Heated Underground Garage. In-floor Heating. Low Condo Fee. This stunning top floor unit in the heart of Sage Hill offers 2 spacious bedrooms, a versatile den/storage, and 2 full bathrooms—all wrapped in modern elegance. Step inside and be welcomed by an abundance of natural light, soaring 9-ft ceilings, and an open-concept layout that instantly feels like home. The stylish U-shaped kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, a sleek modern palette, and bar seating for four—perfect for casual dining or entertaining. Both bedrooms are finished with durable laminate with in-floor heating, and including a generous primary suite with a walk-in closet and private 4-piece ensuite. Enjoy serene views from your private balcony, the convenience of an in-suite laundry, and the added bonus of a titled heated underground parking stall. With easy access to major roadways and just minutes from top-tier shopping, dining, entertainment and services—including Walmart, Costco, T&T, Home Depot, Planet Fitness, GoodLife, Splitsville and more—this is urban living at its best. Sage Hill isn't just a location—it's a lifestyle!