



GRASSROOTS
REALTY GROUP

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**#303, 12 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2255985



\$339,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this Extraordinary 2-bedroom, 2-bathroom Apartment Condo with 1 underground TITLED PARKING STALLS!. Nestled in the serene community of SageHill NW, Calgary. This 782.93 sqft home provides excellent living for those seeking a modern and well-designed home. Located on the 3rd (TOP FLOOR), this condo boasts exceptional views that can be enjoyed from the private, spacious balcony, making it the ideal place to relax with friends and family. The interior is designed with exceptional finishes, featuring a spacious living area, a dining area, and a large kitchen equipped with modern appliances and ample storage. The two large bedrooms provide the perfect resting space, with the primary bedroom featuring a private ensuite bathroom. Both bathrooms are beautifully finished with contemporary fixtures. This property has quick access to anywhere in Calgary and multiple nearby shopping options, including Walmart, Dollarama, No Frills, CrossIron Mills, etc. Also, the Unit is close to other basic amenities like Schools, Clinics, Recreation Centres, etc. It is a great opportunity for first-time buyers, and or Investors. This stunning home is a MUST-SEE! Don't miss out. BOOK YOUR VIEWING TODAY!