



**316, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2261203



\$249,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	662 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Covered, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Garage Control x1, Shelves in living room & bedroom, Front door keypad

Welcome to this beautifully maintained top-floor condo in the desirable community of Sage Hill. Thoughtfully designed and impeccably cared for, this move-in ready home offers comfort, style, and convenience, complete with a titled UNDERGROUND parking stall. Inside, you'll love the open-concept layout with vinyl plank flooring flowing throughout the main living spaces, creating a modern and cohesive feel. The stylish U-shaped kitchen features two-toned cabinetry, stainless steel appliances, and seating for four at the breakfast bar, perfect for casual dining or entertaining. The kitchen opens seamlessly into a well-sized dining area that easily fits a table for four, and the living room offers a large window and easy access to your private balcony. A thoughtful half bath and a generous front closet provide additional functionality and storage. The spacious primary bedroom is a true retreat, offering a charming nook that's perfect for a home office or reading corner. The primary also comes with it's own 4-piece ensuite featuring quartz countertops, and also offers the convenience of a walk-through closet that leads directly to the in-suite laundry area with a stacked washer and dryer. To top it all off, the building exterior has been recently upgraded with new siding and roofing, offering long-term peace of mind. Located in Sage Hill you'll enjoy scenic walking paths, beautiful ravines, and a family-friendly atmosphere. Minutes to all the major shopping plazas in the community including Creek Side Shopping Centre (Shoppers, Co-Op, Good Life Fitness, Gas Stations , Banks, Restaurants, Medical Clinics and so much more). The complex is also conveniently located next to Symons Valley Road meaning you'll have easy access to major roads. Whether you're a first-time buyer, downsizer, or investor, this is a home and location that truly checks all the boxes.