209, 8 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2282983

$309,900

Division:	Sage Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	804 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Secured, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 536
Basement:	-		**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame		**Zoning:**	M-1 d100
Foundation:	-		**Utilities:**	-

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully maintained 2 bedroom, 2 bathroom condo in Sage Hill, offering a smart, functional layout and an unbeatable Northwest Calgary location. This well-designed unit features bedrooms on opposite sides, each with its own bathroom—ideal for roommates, guests, or a home office setup. The primary bedroom includes a spacious walk-in closet and a 4-piece ensuite. The open-concept kitchen is both stylish and practical, showcasing granite countertops, a centre island, ample cabinetry, and stainless steel appliances, flowing seamlessly into the living area for everyday comfort and entertaining. Step outside to enjoy the lovely west-facing balconies overlooking green space, perfect for soaking up afternoon sun, relaxing after a long day, or enjoying evening sunsets. This condo is a fantastic opportunity for a first-time buyer, downsizer, or investor, offering excellent value and strong rental appeal. The unit includes one titled parking stall, adding convenience and peace of mind. Enjoy quick access to major routes including Stoney Trail, Shaganappi Trail, and Symons Valley Road (Beddington Trail). Conveniently located just minutes from Walmart, T&T Supermarket, Co-op, Costco, and a wide variety of restaurants, shops, and everyday amenities. The property is ready for quick possession, making it easy to move in or add to your investment portfolio.