



**119, 24 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2287661**



**\$255,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Microwave (AS IS)

Welcome to this well-appointed apartment in the desirable community of Sage Hill, offering 1 Bedroom + Den, 1 Bath, and 573 sq ft of comfortable living space with the added luxury of in-floor heating throughout. Step inside and be greeted by impressive 9-foot ceilings and beautiful vinyl plank flooring. The open-concept floorplan features a bright North-East facing Living Room that flows seamlessly into the Kitchen. The well-appointed Kitchen boasts granite countertops and stainless steel appliances, including a brand new fridge purchased in 2025. The Primary Bedroom provides a peaceful retreat with a walk-in closet and a 4pc Bath featuring granite countertops, while the good-sized Den with extra storage makes an ideal Home Office or flex space. In-suite stacked Washer and Dryer add everyday convenience. Step outside to your private walk-out Patio, perfect for enjoying morning coffee or relaxing in the fresh air &mdash; with direct access to the scenic walking path for morning strolls or evening walks. This unit also includes underground heated titled parking and visitor parking at the front of the building. Located in Sage Hill, just steps to walking paths beside the pond and close to Walmart, T&T Supermarket, shopping centres, and restaurants, with easy access to Stoney Trail for quick commutes across the city. Move right in and enjoy comfortable living in Sage Hill!