



**206, 12 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2288100



\$279,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

Welcome to this beautifully maintained 2-bedroom, 2-bathroom apartment in the heart of Sage Hill! Located at 12 Sage Hill Terrace NW in Calgary, AB, this bright and modern condo offers the perfect blend of comfort, style, and convenience in one of Northwest Calgary's most desirable communities — Sage Hill. Step inside to discover an open-concept layout designed for both everyday living and entertaining. The spacious living area is filled with natural light and flows seamlessly onto a private balcony — perfect for enjoying your morning coffee or relaxing after a long day. The contemporary kitchen features sleek cabinetry, stainless steel appliances, ample counter space, and a functional island ideal for casual dining. The thoughtfully designed floor plan places the two bedrooms on opposite sides of the unit for added privacy. The primary bedroom includes a generous walk-in closet and a full ensuite bathroom, while the second bedroom is perfect for guests, a home office, or a roommate setup, with a second full bathroom conveniently located nearby. Additional highlights include in-suite laundry, titled parking, and modern finishes throughout. With easy access to shopping, restaurants, parks, and major routes, you're just minutes from Sage Hill Crossing and major amenities, while still enjoying the peaceful atmosphere of this growing community in Calgary. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo offers exceptional value in a fantastic location.