



**324, 24 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2298991**



**\$320,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount(s)

Welcome to this top-floor, 2-bedroom, 2-bathroom condo in Sage Hill, offering a bright, modern layout and like-new condition. Proudly owned by the original owner and purchased directly from the builder, this home was selected with every available upgrade, making it one of the more refined units in the building. Inside, you'll find a thoughtfully designed open-concept layout with the central living area separating the bedrooms for added privacy—ideal for roommates, guests, or a home office setup. The kitchen features a large central island, upgraded appliance package, quartz countertops throughout, and upgraded lighting, creating a functional and stylish space for everyday living and entertaining. The primary bedroom includes a walkthrough closet and private ensuite, while the second bedroom and full bathroom are positioned on the opposite side of the unit. Additional upgrades include a full blinds package, and the top-floor location ensures no neighbours above and an abundance of natural light. Located next to walking paths and green space, this building offers a great balance of convenience and lifestyle. You're just seconds from shopping, restaurants, gyms, and everyday amenities, with quick access to Stoney Trail for easy commuting across the city. A well-appointed, move-in-ready condo in a fantastic location—this is one you don't want to miss.