



**101, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2299456



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Viridian in Sage Hill! This well-kept 2 bed, 2 bath plus den main floor unit offers a functional open layout with granite countertops, maple cabinets, stainless steel appliances, and laminate flooring throughout the main living space. You'll appreciate the private setting backing onto green space, plus a flexible den that works well as a home office or extra storage. The primary bedroom features a walk-in closet and 4pc ensuite, along with a good-sized second bedroom and full bath. Comes with titled underground parking and is located close to shopping, restaurants, and everyday amenities, with quick access to Stoney Trail, Beddington Trail, and Deerfoot. Great option for first-time buyers, downsizers, or investors. Book your showing today!