



GRASSROOTS
REALTY GROUP

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**106, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2137428



\$285,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	581 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Location! FIRST TIME ON MARKET! This gorgeous, bright and quiet condo in the community of Sage Hill NW! This 1 bedroom + den has an open concept with neutral colors & perfect for first time buyers, investors & people doesn't want to do any lawn work. A very open and functional floor plan with a good-sized Living room/Dining area and kitchen. This unit has a big window in the living room with a roomy south facing balcony. Upgraded granite countertop in the kitchen with all stainless steel appliances. The bathroom countertop is also upgraded to granite as well. Close to all amenities including public transportation, shopping, parks and playgrounds. Don't miss this gem and call today!