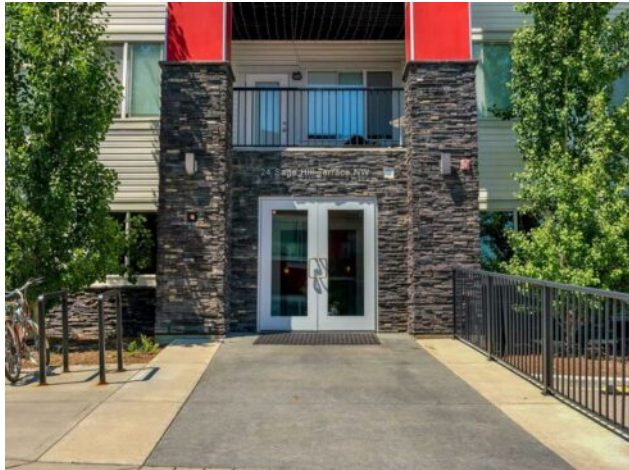




**203, 24 Sage Hill Terrace Terrace NW
Calgary, Alberta**

MLS # A2148223



\$359,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	677 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Bar, No Smoking Home, Stone Counters, Storage		

Inclusions: None

OPEN HOUSE SATURDAY JULY 20 2-4PM Welcome to the Viridian Condo Complex in Sage Hill! This stunning 2-bedroom, 2-bathroom second-floor unit backs onto a beautiful green space and tree-lined ravine. Features include an underground titled and heated parking space, two spacious bedrooms, a sizeable balcony overlooking a secluded area, in-suite laundry, and den/storage space. The open concept kitchen boasts quartz countertops and stainless steel appliances, complemented by laminate flooring throughout. Building #24 in Sage Hill Terrace offers a quiet retreat within the complex. Relax on your balcony and enjoy the picturesque greenery and skyline. This unit provides easy access to shopping, schools, and city transit. A walking and biking path is right outside your door, and Creekside Shopping Centre is nearby for all your needs. The bus stop is conveniently located at the east end of Sage Hill Drive, ensuring smooth commutes to Symons Valley Rd., Shaganappi, and Stoney Trail. The Viridian condo is a well-managed complex with plenty of visitor parking. With its blend of tranquility and convenience, you will love living here! Book a showing before it's too late!