



**2, 12 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2156173**



**\$300,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Storage		

**Inclusions:** N/A

This ground-floor unit, located in the sought-after Sage Hill community in NW, offers unparalleled convenience with its proximity to the main entrance and walking distance to various amenities. The unit features dual entry doors, including a back door that opens to a patio and easy access to the ridge walking path and seating area to the scenic view of green space ravine. The unit boasts a thoughtful layout with numerous features including, durable laminate and tile flooring throughout, in-floor heating, 9-foot ceilings, and large vinyl windows that allow for an abundance of natural light. The open-concept design is enhanced by double closets, a dedicated storage room, a bright living room, and a well-equipped kitchen with a breakfast bar and ample cabinet space. Additionally, the unit includes in-suite laundry for added convenience. There are two spacious bedrooms and two full bathrooms, with the primary bedroom offering a walk-through closet and a sunny 4-piece ensuite bathroom. The private patio is an ideal outdoor space, perfect for enjoying the fresh air or accommodating a full-sized BBQ. Situated close to Walmart, T&T Supermarket, Sage Hill Quarter, Beacon Hill, Creekside, and extensive pathways and greenspaces, this location provides easy access to transit, parks, Stoney Trail, the University of Calgary, and the airport.