



**208, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2171007



\$359,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	800 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Secured, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: n/a

****Welcome Home to Your Modern Oasis in Sage Hill!**** Step into this stunning 2-bedroom, 2-bath apartment, built in 2015, and experience a perfect blend of style and comfort. The heart of the home is the updated kitchen, featuring sleek stainless steel appliances, stylish cabinets, and a spacious island—ideal for entertaining or enjoying cozy meals at home. The open-concept layout seamlessly connects the kitchen to the inviting living room, where you can unwind and enjoy peaceful views from your private balcony. Retreat to the master bedroom, complete with a generous walk-in closet and a luxurious 4-piece ensuite bathroom. An additional bedroom and another full bathroom offer plenty of space for guests, family, or a home office. This unit comes with fantastic amenities, including ensuite laundry and titled parking, plus extra visitor parking for your guests. Located in the vibrant Sage Hill community, you'll have access to a variety of grocery stores, gym facilities, and beautiful parks, all just a stone's throw away. Families will love the convenience of nearby schools, including Kenneth D. Taylor School (1.9 km), Our Lady of Grace School (2.9 km), Bearspaw Christian School & College (5.1 km), and Valley Creek School (4.0 km). Don't miss out on this incredible opportunity—perfect for first-time buyers, renters, or those looking to downsize in style! Schedule your viewing today and discover your new home in Sage Hill!