



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

**MLS # A2171007**



**\$359,900**

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

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!