



**5, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2177012



\$339,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	793 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Ceiling Fans

Don't miss out on this fantastic opportunity—book your showing today! Welcome to this Condo in the desirable community of Sage Hill! This beautiful main floor condo offers an open-concept layout, featuring hardwood floors throughout and an abundance of natural light. The kitchen is a standout with granite countertops, ample cabinetry, and a convenient breakfast bar—perfect for morning coffee or casual meals. The bright and airy living room opens to a private back balcony with direct street access, providing an ideal spot to unwind or entertain. The primary suite is a cozy retreat, featuring a walk-through closet leading to a 4-piece ensuite. A second spacious bedroom, an additional full bath, a versatile den, and an in-suite laundry cupboard complete this lovely unit. Additional perks include an assigned parking stall right outside the main entrance for easy access, plus convenient street parking for guests. Located close to all the shopping amenities in Sage Hill and offering quick access to Stoney Trail, this condo has it all!