



**304, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2177341



\$329,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	761 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

Experience modern living in this charming 2-Bedroom + Den condo, situated on the Top floor of the coveted Viridian in Sage Hill. Boasting 761 sq.ft of living space., this South-East Facing apartment offers a spacious Open Concept design with 9-foot high ceilings and In-floor heating. The Bright Living Room provides access to a Balcony looking at the inner courtyard. The Gourmet Kitchen is appointed with Granite countertops, ample cabinets and Stainless Steel Appliances. The Master Bedroom offers a Walk-in Closet and a 4 pc Ensuite adorned with Granite Counters. A generously sized second Bedroom, an additional 4-piece Bath, and a Den complete the living space. Added conveniences include In-Unit Laundry and an Underground Titled Parking Stall. Located in the vibrant Sage Hill community, this home is steps away from amenities like Walmart, multiple Shopping Centers, Parks, and extensive Walking Paths. Families will value the proximity to schools such as Kenneth D. Taylor School, Our Lady of Grace School, and Bears paw Christian School. The area offers easy access to Stoney Trail, Downtown Calgary, and the airport, ensuring seamless connectivity. With nearby gyms, grocery stores, and beautiful green spaces, Sage Hill provides an idyllic balance of convenience and natural beauty. Don't miss out on this immaculate unit—schedule your viewing today!