



**108, 8 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2178033



\$318,888

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	812 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Get ready to dive into your real estate dreams! Whether it's your first home or an addition to your investment kingdom, this opportunity is something you do not want to miss out on! Welcome to your two-bedroom and a den unit on the first floor of Viridian by Trico Communities in the scenic Sage Hill neighborhood. Featuring bright & spacious layout with ample lights, stainless steel appliances in the kitchen, a balcony for your morning coffee, a walk-in closet, laundry in your unit, and an assigned parking stall - what more could you want! It's walking distance to public transport and a short drive to all the shopping hotspots like Beacon Hill Shopping Centre, Walmart, T&T Supermarket, and more. Step outside the building and soak up the nearby waterways and scenic walking paths. Just 25 minutes from downtown, 20 minutes from the nearest medical center/hospital, 15 minutes from the airport, and an hour from the breathtaking mountains, this spot is a commuter's dream for zipping around the city in style. Schedule a showing today!