



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

107, 8 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2199908



\$309,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Other	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: NA

REDUCED TO SELL!!!. Welcome to a well maintained 2-bedroom 2 bath, exquisite Condo apartment in desirable Sage Hill community, this unit perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the elegantly designed interior, this main floor unit features a modern design where you will find a kitchen with granite countertops and stainless-steel appliances, open concept floorplan that boasts a spacious living room, in suite laundry and storage, a large bedroom and a master bedroom that has a walk in closet with an ensuite bathroom, and is conveniently located to restaurants, shopping Centre, grocery stores, plus many more amenities. This professionally managed complex has visitors parking, while the community itself connects residents with lots of amenities such as, offices, Clinics, bus service, Fire Station, Police and schools. Easy getaway via Stoney, Beddington , Shaganappi, and Deerfoot Trail, don't miss out on this opportunity, a must see.