



GRASSROOTS
REALTY GROUP

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**101, 24 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2209894



\$334,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions:	Electric fireplace
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Welcome to a one of a kind apartment that offers the best of both worlds, privacy and convenience. This 2 bedroom + office, 2 bathroom ground-floor unit feels nothing like the typical ground floor home. With no common walls and a balcony facing a gorgeous green space, you'll enjoy unmatched tranquility without sacrificing accessibility. Step inside to a bright, spacious layout designed for both comfort and functionality. Whether you're working from home in the dedicated office space, enjoying a morning coffee on your secluded balcony, or unwinding in one of the two generously sized bedrooms, this home is all about easy living. Why This Home Stands Out Unmatched Privacy & No common walls !! Serene Green Space Views & Your own peaceful retreat Spacious & Functional & 2 bedrooms + a separate office Ground Floor Convenience & Feels elevated, yet easily accessible Prime NW Calgary Location & Close to parks, shopping & transit This isn't just another apartment, it's a rare gem in NW Calgary. Don't miss your chance! Book a showing today!