



**GRASSROOTS**  
REALTY GROUP

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**323, 24 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2212153**



**\$339,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Top Floor. Move-In Ready. Fully Upgraded. Heated Underground Garage. In-floor Heating. Low Condo Fee. This stunning top floor unit in the heart of Sage Hill offers 2 spacious bedrooms, a versatile den/storage, and 2 full bathrooms—all wrapped in modern elegance. Step inside and be welcomed by an abundance of natural light, soaring 9-ft ceilings, and an open-concept layout that instantly feels like home. The stylish U-shaped kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, a sleek modern palette, and bar seating for four—perfect for casual dining or entertaining. Both bedrooms are finished with durable laminate with in-floor heating, and including a generous primary suite with a walk-in closet and private 4-piece ensuite. Enjoy serene views from your private balcony, the convenience of an in-suite laundry, and the added bonus of a titled heated underground parking stall. With easy access to major roadways and just minutes from top-tier shopping, dining, entertainment and services—including Walmart, Costco, T&T, Home Depot, Planet Fitness, GoodLife, Splitsville and more—this is urban living at its best. Sage Hill isn't just a location—it's a lifestyle!