

313, 12 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2258644



\$364,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Other

Roof: See Remarks

Basement: -

Exterior: Mixed

Foundation: -

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 540

LLD: -

Zoning: M-1 d100

Utilities: -

Inclusions: NA

Welcome to one of the largest and most sought-after units in the building – a stunning top-floor corner suite featuring 2 spacious bedrooms + den, 2 full bathrooms, and underground parking. Bathed in natural light from its south-facing balcony, this home offers both style and functionality in equal measure. Step inside to discover a truly elevated living experience: enjoy the comfort of in-floor heating throughout, soaring 9-foot ceilings, no carpet, sleek quartz countertops, stainless steel appliances, and so much more. Every detail has been thoughtfully designed to offer premium living in a prime location. Perfectly positioned close to all amenities with easy access to Stoney Trail, this rare offering won't last long. Don't miss your chance – book your private showing today!