

# \$312,800 - 201, 8 Sage Hill Terrace Nw, Calgary

MLS® #A2226179

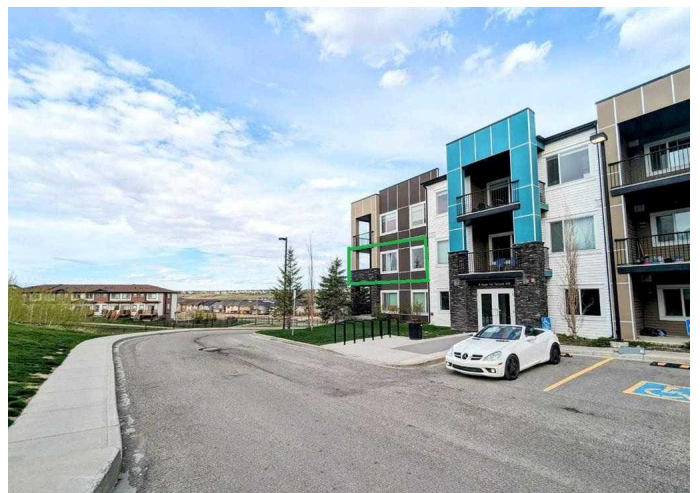
**\$312,800**

2 Bedroom, 2.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Experience the open panoramic views of rolling hills and a ravine right from this luxurious two-bedroom plus den 2ND FLOOR CORNER UNIT! This home has NEW FLOORING and has been FRESHLY PAINTED! This well-managed building boasts several upgrades, including LVP flooring, designer lighting and 9 ft ceilings creating a warm, modern ambiance. The open concept kitchen features upgraded cabinetry, quartz countertops, a beautiful backsplash, GE appliance package, and an eat-up peninsula island. The spacious living room, with massive windows and access to a private balcony with NW views, is perfect for hosting gatherings. The primary bedroom showcases a walk-through closet, a large window, and a 4-piece ensuite bathroom with a window for natural light. The second bedroom comfortably accommodates a queen bed, and an additional 4-piece bath, upgraded stacker laundry, and a massive ensuite storage room that you can also use as a Den complete the unit. The condo includes several notable features, such as throughout, quartz counters in both baths, upgraded tiling, flooring, and Moen faucets. The underground titled parking spot, conveniently located near the elevator and away from other cars, is a notable highlight. This pet-friendly building features specially designed pet turf for furry friends. Don't miss this opportunity to own a condo in the highly sought-after community of Sage Hill with easy access to all its amenities. Book



your private viewing today!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226179          |
| Price          | \$312,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 786               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 201, 8 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3R 0W5                     |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Picnic Area, Secured Parking, Trash |
| Parking Spaces | 2                                                                 |
| Parking        | Parkade                                                           |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer                                        |
| Heating           | In Floor                                                                                                                             |
| Cooling           | None                                                                                                                                 |

# of Stories                3

## **Exterior**

Exterior Features    Balcony

Construction        Cement Fiber Board, Composite Siding

## **Additional Information**

Date Listed            June 6th, 2025

Days on Market       14

Zoning                M-1 d100

HOA Fees Freq.      MON

## **Listing Details**

Listing Office         RE/MAX Landan Real Estate

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