# \$345,000 - 311, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2238912

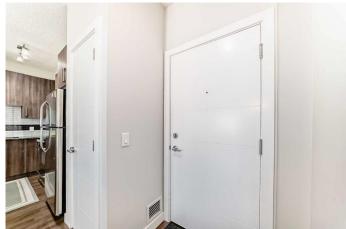
## \$345,000

2 Bedroom, 2.00 Bathroom, 805 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Price Reduced! Top-Floor 2 Bed 2 Bath + Den Condo with Central A/C in Sage Hill NW. Spacious and private top-floor unit with no neighbors above, located in the heart of Sage Hill NW. This 2-bedroom + den, 2-bathroom condo offers an open floor plan with 9-foot ceilings, quartz countertops, stainless steel appliances, and a large pantry in the kitchen. The primary bedroom includes a walk-in closet and full ensuite. The second bedroom is generously sized and is complemented by another full bathroom. A separate den provides flexible space for a home office or additional living area. Enjoy comfort year-round with central air conditioning and a private, good-sized patioâ€"ideal for outdoor relaxation. Titled heated underground parking stall is conveniently located right in front of the elevator for easy access. Residents also have access to a recreation room in the building. Excellent location within walking distance to Creekside Shopping Centre, Walmart, Costco, T&T Supermarket, restaurants, and more. Quick access to Stoney Trail provides easy connectivity throughout the city.







Built in 2015

#### **Essential Information**

MLS® # A2238912 Price \$345,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 805

Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 311, 12 Sage Hill Terrace Nw

Subdivision Sage Hill

City Calgary

County Calgary

Province Alberta

Postal Code T3R 0W6

## **Amenities**

Amenities Visitor Parking, Snow Removal, Trash

Parking Spaces 1

Parking Underground

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, No Animal Home

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Natural Gas, In Floor

Cooling Central Air

# of Stories 3

### **Exterior**

Exterior Features Balcony

Construction Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed July 15th, 2025

Days on Market 112

Zoning M-1 d100

## **Listing Details**

Listing Office First Place Realty

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