

# \$324,499 - 323, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2212153

**\$324,499**

2 Bedroom, 2.00 Bathroom, 692 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

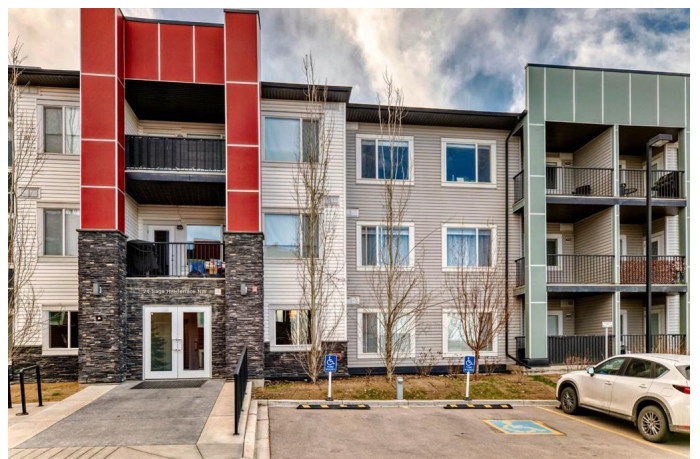
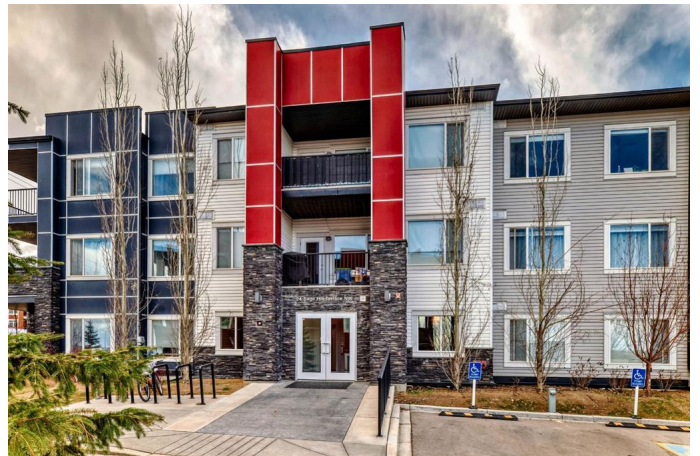
Top Floor. Move-In Ready. Fully Upgraded.  
Heated Underground Garage. In-floor Heating.  
Low Condo Fee.

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!



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212153          |
| Price          | \$324,499         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 692               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 323, 24 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W9                      |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Underground                                                                 |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked            |
| Heating           | In Floor                                                                                      |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 46            |
| Zoning         | M-1 d100      |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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