

# \$339,000 - #303, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2255985

**\$339,000**

2 Bedroom, 2.00 Bathroom, 783 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this Extraordinary 2-bedroom, 2-bathroom Apartment Condo with 1 underground TITLED PARKING STALLS!. Nestled in the serene community of SageHill NW, Calgary. This 782.93 sqft home provides excellent living for those seeking a modern and well-designed home. Located on the 3rd (TOP FLOOR), this condo boasts exceptional views that can be enjoyed from the private, spacious balcony, making it the ideal place to relax with friends and family. The interior is designed with exceptional finishes, featuring a spacious living area, a dining area, and a large kitchen equipped with modern appliances and ample storage. The two large bedrooms provide the perfect resting space, with the primary bedroom featuring a private ensuite bathroom. Both bathrooms are beautifully finished with contemporary fixtures. This property has quick access to anywhere in Calgary and multiple nearby shopping options, including Walmart, Dollarama, No Frills, CrossIron Mills, etc. Also, the Unit is close to other basic amenities like Schools, Clinics, Recreation Centres, etc.

It is a great opportunity for first-time buyers, and or Investors. This stunning home is a MUST-SEE! Don't miss out. BOOK YOUR VIEWING TODAY!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2255985          |
| Price          | \$339,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 783               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | #303, 12 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 0W6                       |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Dog Park, Park, Parking, Playground, Trash |
| Parking Spaces | 1                                          |
| Parking        | Off Street, Stall                          |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central                                                           |
| Cooling           | None                                                              |
| # of Stories      | 3                                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
|-------------|----------------------|

|                |          |
|----------------|----------|
| Days on Market | 4        |
| Zoning         | M-1 d100 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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