

# \$349,000 - 202, 24 Sage Hill Terrace Nw, Calgary

MLS® #A2210876

**\$349,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

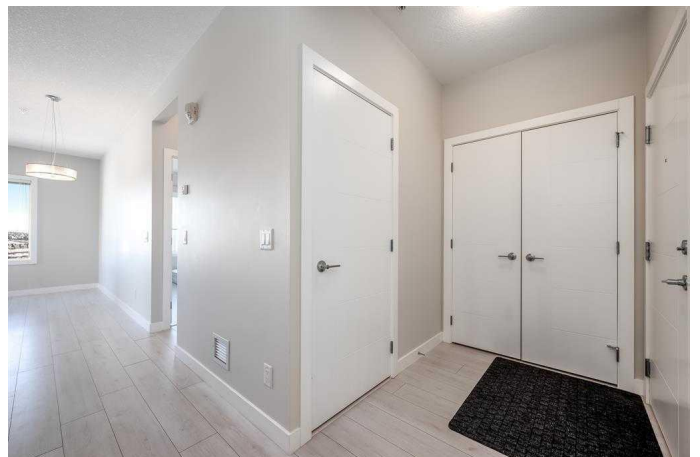
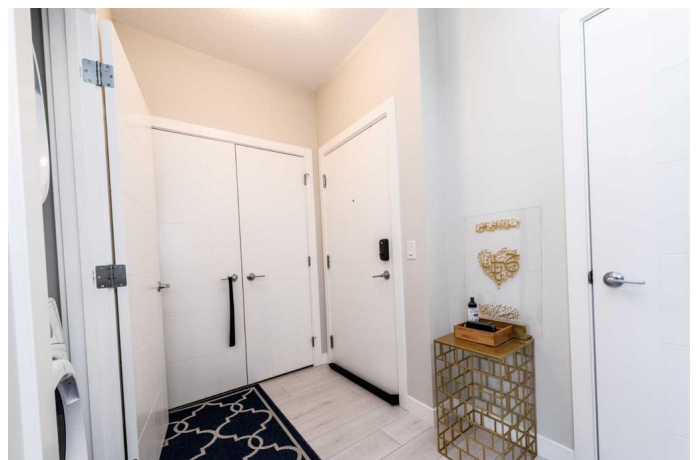
They don't build them like they used to! This gorgeous CORNER condo has everything you need and more! Better than a brand new apartment with a fantastic floor plan and NO CARPET THROUGHOUT! At nearly 800 sq ft, you will love the in-floor heating, great 2 FULL BATHROOMS plus 2 Bedrooms with the primary bedroom being the LARGEST SIZE in the complex and ideal for a king sized bed! It also has UNDERGROUND, TITLTED AND HEATING PARKING, a DEN FOR EXTRA STORAGE and tons of closet space with a PANTRY AND LINEN CLOSET! SO HARD TO FIND THESE DAYS! The best of all are the LARGE WINDOWS throughout the unit which makes it bright and airy. Being a corner unit, you have a very PRIVATE SHADED BALCONY with INCREDIBLE VIEWS all year round. Condo fees are reasonable and include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to so many parks, walk and bike paths, Wal-Mart, T&T, Public Transport and so much more! This building has an elevator and is only three floors, so you are only a single flight of stairs away from the main level. Book a private showing and make this stunning condo your own!

Built in 2017

## Essential Information

MLS® #

A2210876



|                |                   |
|----------------|-------------------|
| Price          | \$349,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 799               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 202, 24 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W9                      |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                   |
| Parking        | Heated Garage, Parkade                              |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters   |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | In Floor                                                                          |
| Cooling           | None                                                                              |
| # of Stories      | 3                                                                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 8                |
| Zoning         | M-1              |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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