

# \$330,000 - 107, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2237716

**\$330,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

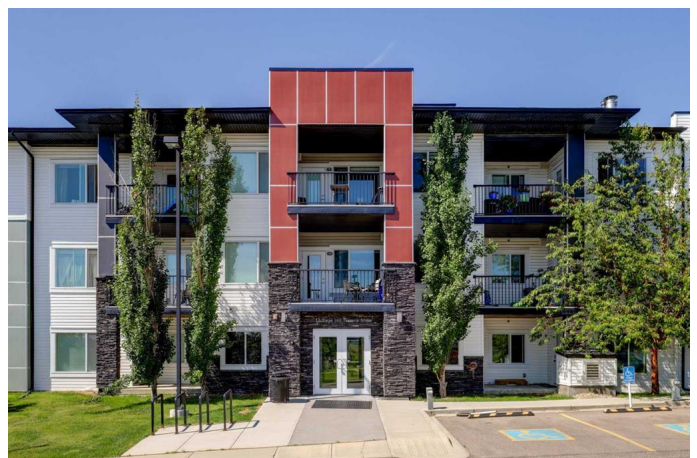
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

HOME SWEET HOME! INVESTMENT OPPORTUNITY! Welcome to the Viridian in the sought after community of Sage Hill! This amazing 2 bedroom, 2 bathroom unit with 9' ceilings is perfect for first time home buyers as well as INVESTORS! This unit boasts a modern open floor plan with luxury vinyl plank flooring, two large bedrooms with 2 full baths that include tile flooring, a soaker tub and gleaming granite counters. Step into the master bedroom that features a walk-through closet & elegant 4 piece ensuite bathroom. The spacious kitchen features a large island, granite counter tops, a focal point island with an eating bar and stainless steel appliances. This unit includes a parking stall, in-suite laundry, and ample in-suite storage. From the street you can access the south facing patio via the pathway leading right to your unit. As you step outside you can enjoy your peaceful patio. The building features an amenities room for family gatherings and events that can be booked.. This unit is located within walking distance to shopping, public transit, just steps from the ravine offering numerous walking and biking paths, schools and major roadways. Don't miss your opportunity to own this beautiful condo for yourself or as an investment property! Book your private showing TODAY!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2237716          |
| Price          | \$330,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 799               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 107, 12 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W6                      |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Visitor Parking          |
| Parking Spaces | 1                        |
| Parking        | Assigned, Stall, Outside |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                                    |
| Heating           | In Floor, Natural Gas                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                    |
| # of Stories      | 4                                                                                                                                                                                       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Entrance                                             |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance |

|              |                                 |
|--------------|---------------------------------|
|              | Landscape, Views, Few Trees     |
| Roof         | Asphalt Shingle                 |
| Construction | Mixed, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 17              |
| Zoning         | M-1 d100        |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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