

# \$319,900 - 201, 8 Sage Hill Terrace Nw, Calgary

MLS® #A2198417

**\$319,900**

2 Bedroom, 2.00 Bathroom, 786 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Experience the breathtaking panoramic views of rolling hills and a ravine from this luxurious, freshly painted, two-bedroom and a den, 2ND FLOOR CORNER condo. The well-managed building boasts several upgrades, including laminate flooring, designer lighting with dimmers, and 9 ft ceilings, creating a warm, modern ambiance. The open concept kitchen features upgraded cabinetry, quartz countertops, a beautiful backsplash, GE appliance package, and an eat-up peninsula island. The spacious living room, with massive windows and access to a private balcony with NW views, is perfect for hosting gatherings. The primary bedroom showcases a walk-through closet, a large window, and a 4-piece ensuite bathroom with a window for natural light. The second bedroom comfortably accommodates a queen bed, and an additional 4-piece bath, upgraded stacker laundry, and a massive ensuite storage room that you can also use as a Den complete the unit. The condo includes several notable features, such as throughout, quartz counters in both baths, upgraded tiling, flooring, and Moen faucets. The underground titled parking spot, conveniently located near the elevator and away from other cars, is a notable highlight. This pet-friendly building features specially designed pet turf for furry friends. Don't miss this opportunity to own a condo in the highly sought-after community of Sage Hill with easy access to all its amenities. Book your private viewing today!



Built in 2015

## Essential Information

MLS® #	A2198417
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	786
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 8 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W5

## Amenities

Amenities	Bicycle Storage, Elevator(s), Picnic Area, Secured Parking, Trash
Parking Spaces	2
Parking	Parkade

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Elevator, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None
# of Stories	3

## Exterior

Exterior Features Balcony  
Construction Cement Fiber Board, Composite Siding

### **Additional Information**

Date Listed March 2nd, 2025  
Days on Market 46  
Zoning M-1  
HOA Fees Freq. MON

### **Listing Details**

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.