

**105, 8 Sage Hill Terrace NW**  
**Calgary, Alberta**

**MLS # A2232628**



**\$234,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sage Hill                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 576 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                  |
|--------------------|--------------------------------------------------|
| <b>Heating:</b>    | In Floor, Natural Gas                            |
| <b>Floors:</b>     | Ceramic Tile, Laminate                           |
| <b>Roof:</b>       | -                                                |
| <b>Basement:</b>   | -                                                |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                  |
| <b>Foundation:</b> | -                                                |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Walk-In Closet(s) |

|                   |          |
|-------------------|----------|
| <b>Water:</b>     | -        |
| <b>Sewer:</b>     | -        |
| <b>Condo Fee:</b> | \$ 368   |
| <b>LLD:</b>       | -        |
| <b>Zoning:</b>    | M-1 d100 |
| <b>Utilities:</b> | -        |

**Inclusions:** None

\*Price reduced to \$234,900. Currently the most affordable unit in the complex\* Welcome to this beautifully maintained one bedroom plus den, one bathroom condo located in the vibrant and sought-after community of Sage Hill. Perfectly designed for comfort and convenience, this unit offers an open-concept layout with modern finishes, stainless steel appliances and in-suite laundry. Spacious kitchen with ample cabinetry and a breakfast bar, flowing seamlessly into the living room, perfect for entertaining or relaxing. Step into the spacious primary bedroom, where comfort meets practicality. Easily accommodating a queen-sized bed, this room also features a large window that fills the space with natural light and a walk-in closet for ample storage. This unit includes an additional office room—perfect for working from home, studying, or managing daily tasks in a quiet, dedicated space. Additional features include one assigned parking stall, secure building access, and close proximity to walking paths, shopping at Sage Hill Crossing (Walmart, T&T Supermarket, restaurants), public transit, and quick access to major routes like Stoney Trail and Shaganappi Trail.