313, 12 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2258644

$364,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Other	**Sewer:**	-
Roof:	See Remarks	**Condo Fee:**	$ 540
Basement:	-	**LLD:**	-
Exterior:	Mixed	**Zoning:**	M-1 d100
Foundation:	-	**Utilities:**	-
Features:	Vinyl Windows		

Inclusions: NA

Welcome to one of the largest and most sought-after units in the building – a stunning top-floor corner suite featuring 2 spacious bedrooms + den, 2 full bathrooms, and underground parking. Bathed in natural light from its south-facing balcony, this home offers both style and functionality in equal measure. Step inside to discover a truly elevated living experience: enjoy the comfort of in-floor heating throughout, soaring 9-foot ceilings, no carpet, sleek quartz countertops, stainless steel appliances, and so much more. Every detail has been thoughtfully designed to offer premium living in a prime location. Perfectly positioned close to all amenities with easy access to Stoney Trail, this rare offering won’t last long. Don’t miss your chance – book your private showing today!