

**308, 12 Sage Hill Terrace NW
Calgary, Alberta**

MLS # A2277299



\$324,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

Welcome to this stunning TOP FLOOR | 2 BED PLUS DEN | 2 FULL WASHROOMS | IN-FLOOR HEATING | PRIVATE BALCONY | TITLED HEATED UNDERGROUND PARKING | NORTH EAST FACING BALCONY WITH UNOBSTRUCTED VIEWS | residence in the heart of Sage Hill. Thoughtfully designed and impeccably maintained, this home offers unobstructed, breathtaking views that can be enjoyed from the north-east facing balcony, perfect for peaceful mornings and sun-filled days. The open-concept layout showcases a modern kitchen featuring upgraded appliances, elegant granite countertops, and a stylish central island—ideal for both everyday living and entertaining. Large windows flood the space with natural light, creating a bright and airy ambiance throughout. The primary bedroom retreat includes a spacious four-piece en-suite bathroom, offering comfort and privacy, while the second bedroom and full bathroom provide flexibility for guests or family. Additional highlights includes secure underground parking, and the quiet privacy that comes with top-floor living. ALL THE ROOMS COMES WITH A VIEW. Located in the vibrant Sage Hill community, residents enjoy beautifully landscaped pathways, nearby shopping and dining, and convenient access to major roadways—making daily life both comfortable and connected. An exceptional opportunity to own a beautifully appointed home with views, style, and convenience in one of northwest Calgary's most desirable communities.