

# \$309,900 - 304, 8 Sage Hill Terrace Nw, Calgary

MLS® #A2177341

**\$309,900**

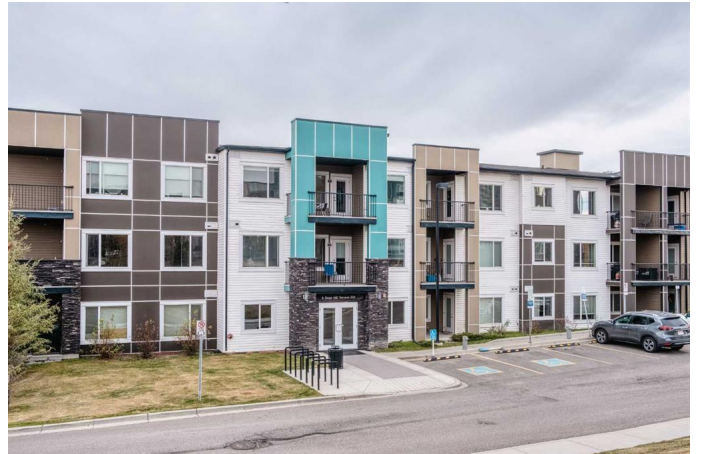
2 Bedroom, 2.00 Bathroom, 761 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Experience modern living in this charming 2-Bedroom + Den condo, situated on the Top floor of the coveted Viridian in Sage Hill. Boasting 761 sq.ft of living space., this South-East Facing apartment offers a spacious Open Concept design with 9-foot high ceilings and In-floor heating. The Bright Living Room provides access to a Balcony looking at the inner courtyard. The Gourmet Kitchen is appointed with Granite countertops, ample cabinets and Stainless Steel Appliances.

The Master Bedroom offers a Walk-in Closet and a 4 pc Ensuite adorned with Granite Counters. A generously sized second Bedroom, an additional 4-piece Bath, and a Den complete the living space. Added conveniences include In-Unit Laundry and an Underground Titled Parking Stall.

Located in the vibrant Sage Hill community, this home is steps away from amenities like Walmart, multiple Shopping Centers, Parks, and extensive Walking Paths. Families will value the proximity to schools such as Kenneth D. Taylor School, Our Lady of Grace School, and Bearspaw Christian School. The area offers easy access to Stoney Trail, Downtown Calgary, and the airport, ensuring seamless connectivity. With nearby gyms, grocery stores, and beautiful green spaces, Sage Hill provides an idyllic balance of convenience and natural beauty. Donâ€™t



miss out on this immaculate unitâ€™s schedule  
your viewing today!

Built in 2015

### Essential Information

MLS® #	A2177341
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	761
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	304, 8 Sage Hill Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0W5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Park, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Open Floorplan, Granite Counters, High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, In Floor
Cooling	None
# of Stories	3

## Exterior

Exterior Features None

Construction Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed November 5th, 2024

Days on Market 128

Zoning M-1

## Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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