

310, 8 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2235727



\$309,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: na

Top-floor 2-bedroom + den condo in the highly desirable community of Sage Hill. This well-maintained unit features the popular California split floor plan, offering excellent privacy with bedrooms and full bathrooms on opposite sides. The modern urban design includes rich mocha slab cabinets with soft-close drawers and doors, sleek quartz countertops, a tile backsplash, and stainless steel appliances. Large windows fill the space with natural light, and the private balcony offers open views—perfect for enjoying your morning coffee or evening unwind. The flexible den makes an ideal home office or extra storage space. Both bathrooms are full 4-piece baths, making it a great option for roommates, guests, or small families. You'll also enjoy the convenience of in-suite laundry, underground titled parking, and a secure, professionally managed building. Located just minutes from Sage Hill Crossing, Super Walmart and a variety of stores and shops within Sage and just a 5-8 min drive to Beacon Hill Centre, and an even wider array of shops including Costco, CO-OP, Walmart, and T&T. With quick access to Stoney Trail and scenic community pathways nearby, this is an ideal home for those seeking style, comfort, and convenience in Calgary's vibrant northwest.