

**202, 24 Sage Hill Terrace NW  
Calgary, Alberta**

**MLS # A2210876**



**\$349,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	799 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 525
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

They don't build them like they used to! This gorgeous CORNER condo has everything you need and more! Better than a brand new apartment with a fantastic floor plan and NO CARPET THROUGHOUT! At nearly 800 sq ft, you will love the in-floor heating, great 2 FULL BATHROOMS plus 2 Bedrooms with the primary bedroom being the LARGEST SIZE in the complex and ideal for a king sized bed! It also has UNDERGROUND, TITLED AND HEATING PARKING, a DEN FOR EXTRA STORAGE and tons of closet space with a PANTRY AND LINEN CLOSET! SO HARD TO FIND THESE DAYS! The best of all are the LARGE WINDOWS throughout the unit which makes it bright and airy. Being a corner unit, you have a very PRIVATE SHADED BALCONY with INCREDIBLE VIEWS all year round. Condo fees are reasonable and include all utilities except electricity. Being in the heart of Sage Hill, you are walking distance to so many parks, walk and bike paths, Wal-Mart, T&T, Public Transport and so much more! This building has an elevator and is only three floors, so you are only a single flight of stairs away from the main level. Book a private showing and make this stunning condo your own!