



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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108, 8 Sage Hill Terrace NW
Calgary, Alberta

MLS # A2247426



\$309,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to Unit 108, 8 Sage Hill Terrace NW! This bright and spacious main-floor condo offers nearly 800 sq. ft. of open-concept living with 2 bedrooms and 2 full bathrooms in the highly desirable community of Sage Hill. The modern kitchen is equipped with stainless steel appliances and ample storage, while the private balcony is perfect for your small gathering. Enjoy the convenience of in-suite laundry, a walk-in closet, and an assigned parking stall. Located steps from public transit and just minutes to shopping destinations such as Beacon Hill Centre, Walmart, T&T Supermarket, and Costco, plus scenic walking paths and natural ponds right outside your door. Less than 30 minutes to downtown, 15 minutes to the airport, and just an hour to the mountains—an ideal location for both living and investing!