

# \$345,000 - 311, 12 Sage Hill Terrace Nw, Calgary

MLS® #A2238912

**\$345,000**

2 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Price Reduced! Top-Floor 2 Bed 2 Bath + Den Condo with Central A/C in Sage Hill NW. Spacious and private top-floor unit with no neighbors above, located in the heart of Sage Hill NW. This 2-bedroom + den, 2-bathroom condo offers an open floor plan with 9-foot ceilings, quartz countertops, stainless steel appliances, and a large pantry in the kitchen. The primary bedroom includes a walk-in closet and full ensuite. The second bedroom is generously sized and is complemented by another full bathroom. A separate den provides flexible space for a home office or additional living area. Enjoy comfort year-round with central air conditioning and a private, good-sized patio—ideal for outdoor relaxation. Titled heated underground parking stall is conveniently located right in front of the elevator for easy access. Residents also have access to a recreation room in the building. Excellent location within walking distance to Creekside Shopping Centre, Walmart, Costco, T&T Supermarket, restaurants, and more. Quick access to Stoney Trail provides easy connectivity throughout the city.



Built in 2015

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2238912  |
| Price    | \$345,000 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 805               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 311, 12 Sage Hill Terrace Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3R 0W6                      |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Visitor Parking, Snow Removal, Trash |
| Parking Spaces | 1                                    |
| Parking        | Underground                          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, No Animal Home             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, In Floor                                                      |
| Cooling           | Central Air                                                                |
| # of Stories      | 3                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 99              |
| Zoning         | M-1 d100        |

**Listing Details**

Listing Office                      First Place Realty

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